



No. 38 Pinewood Drive, Hillview, Waterford. X91Y73C.

For Sale

€169,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 102 sqm. /c. 1,097 sq.ft.



PSRA Licence Number: 002015



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DESCRIPTION

Spacious three bedroom semi-detached two storey property with two reception rooms and spacious living. In excellent condition throughout having been extremely well maintained, the property has the benefit of uPVC double glazing, uPVC fascia and soffits, and gas fired central heating. The property comprises of entrance hall, large living room, sitting room, kitchen, WC, and garage suitable for conversion. First floor level comprises of a main bathroom, two double bedrooms and one single bedroom. The property has a private rear garden with walled boundary and mature plants and shrubs, while the front garden also is in lawn with a walled boundary. The property has a pitched garage roof and would easily be converted to allow for an additional reception room or downstairs bedroom. In need of some modernisation, this well-proportioned property would make a fantastic home or investment property alike. For further information and viewing arrangements please contact the Sole Selling Agents DNG Thomas Reid Auctioneers on 051 852233.

LOCATION

Ideally located in Waterford's Western Suburbs, Hillview is situated in close proximity to a host of local amenities, shops, schools and sports facilities. The property is also located a short distance from the Waterford IDA Industrial estate, Waterford Institute of Technology and the WIT Sports Arena. The property is also on a bus route and is within close proximity to the Outer Ring-Road, the N25 Waterford to Cork / Rosslare Road, and the M9 Waterford to Dublin Rd. via the new Southlink bridge.

ASKING PRICE €169,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG THOMAS REID AUCTIONEERS 051852233**



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ACCOMODATION

Entrance Hall

Carpet flooring.

Living Room **5.69 x 3.57**

Carpet flooring. Brick fireplace with gas fire unit. Blinds and curtains to windows

Sitting Room (Dining Room) **3.55 x 4.18**

Carpet flooring. Open Fire. Double door to living room. Blinds and curtains to window

Kitchen **4.22 x 2.56**

Lino flooring. Fitted kitchen units at ground and eye level. Tiled splash back. Door to rear garden.

W.C.

Lino flooring. WC. WHB.

Garage **4.44 x 2.63**

Up and over garage door.

Stairs and Landing in carpet.

Bedroom 1 **4.07 x 3.65**

Carpet flooring. Fitted wardrobes. Curtains and blinds to window.

Bedroom 2 **3.65 x 3.15**

Carpet flooring. Fitted wardrobes. Curtains and blinds to window.

Bedroom 3 **2.55 x 2.58**

Carpet flooring. Fitted wardrobes. Curtains and blinds to window.

Main Bathroom **2.35 x 1.75**

Lino flooring. WC. WHB. Triton pumped electric shower. Tiled around shower.

GARDEN

South East facing rear garden. Mature garden with walled boundary. Off street parking to front with tarmac driveway and lawned garden.

FEATURES

UPVC double glazing throughout.

UPVC fascia and soffits.

Gas fired central heating.

BER

Rating: D2

BER No.: 111933743

EPI: 262.1kWh/msq/yr