

# FOR SALE

## *By Private Treaty*



17 Rustic Road, The Grange, John's Hill, Waterford X91 C9W6

Price €229,000

Ennis Gough Property is delighted to launch the 2018 selling season with this lovely four-bedroom home in the popular Grange development, off Johns Hill, Waterford City.

This property is presented in excellent condition and is located towards the end of a quiet cul-de-sac with a much sought-after southwest facing rear garden. The property is not overlooked front or rear, and the rear commands lovely elevated views across the west of the city to the Comeragh mountains beyond.

Internally, the property features two large reception rooms, a dining kitchen, guest WC, utility-room and a ground floor fourth bedroom which could also be used as an additional reception room, office, study or playroom.

Upstairs; the accommodation comprises of three bedrooms, all with built-in storage, main bathroom and en-suite shower room off the master bedroom.

The property features natural gas central heating, supplemented by an open fire in the main livingroom. The rear garden is private, secure and features a paved patio, lawn and a timber shed. The property measures circa 115m<sup>2</sup> (1250ft<sup>2</sup>).

All windows are pvc double glazed units and the external doors are solid timber with double glazed window openings.

John's Hill, is an excellent location, close to a great selection of schools, sports facilities and community amenities. The Inner and Outer Ring Roads are both nearby, and provide speedy access to the whole city environment, as well as the N25, N24 and M9. The Ardkeen neighbourhood with Tesco, Ardkeen Stores etc are all a few minutes away.

The sale includes the kitchen and laundry appliances, blinds and *some* curtains.



LIVINGROOM



LIVINGROOM



KITCHEN-DINER



MASTER BEDROOM



BEDROOM



BEDROOM



DININGROOM



BEDROOM



REAR GARDEN



MAIN BATHROOM



LANDING



FRONT ELEVATION

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