

For Sale

No. 1 Hillside, Grantstown Village, Waterford



BER C2

Occupying a well appointed elevated site, No. 1 Hillside is a beautifully presented four bedroom detached home, located within the private development of Grantstown Village on the Williamstown Road. Ideally located it is within easy reach of Waterford City, and enjoys easy access to the outer ring road giving ease of access to the Waterford IDA Industrial Estate, Waterford University Hospital and both the Tesco and Ardkeen Shopping complex. The property extends to c. 1,850 sq.ft., and is in excellent condition throughout. The property comprises an entrance hall, two reception rooms, dining room, kitchen with dining area, utility room, wc, four generous double bedrooms including master bedroom with en-suite shower room and main bathroom. The property enjoys a large site with tarmac driveway with ample parking for two or more cars and with extensive lawned gardens to the front surrounded by mature trees and shrubbery. The rear garden is extremely private with a West facing aspect and with decking area. The property also benefits from a detached garage with roller shutter door and mains electricity and plumbing. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 107920050

Asking Price €285,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Solid oak flooring. Cornice details to ceiling. Telephone point.

Dining Room

3.10 x 3.60

Solid oak flooring. Cornice detail to ceiling. Open fire with marble insert and mahogany surround

Living Room

3.70 x 4.95

Solid oak flooring. Cornice detail to ceiling. Open fire with marble insert and mahogany surround

Lounge

3.75 x 3.75

Solid oak flooring. Cornice details. Open arch way to living room

Downstairs WC

Solid oak flooring. WC. Whb

Kitchen

5.60 x 3.25

Linoleum flooring. Oak fitted ground and eye level units with tiled splash back, integrated oven, electric hob and extractor. Sliding patio doors to rear garden

Utility Room

Linoleum flooring. Plumbed for washing machine and dryer. Rear entrance

Bedroom 1

3.60 x 3.50

Carpet flooring. Fitted wardrobes. Curtains to window.

En Suite

WC, Whb, Shower. Newly tiled en-suite with new sanitary ware.

Bedroom 2

3.50 x 3.10

Fitted wardrobes

Bedroom 3

4.20 x 3.50

Fitted wardrobes

Bedroom 4/Study

3.30 x 3.10

Carpet flooring. Fitted book case. Roller blind to window

Main Bathroom

2.10 x 3.10

WC. Whb. Shower. Newly tiled and large shower fitted.

Garage

Mains power. Lighting. Section roller shutter door

Garden

Landscaped large rear garden in lawn with deck. Secure side entrance gates to both sides of property. Tarmac driveway with garden in lawn to the front.

Heating:

Oil fired central heating

BER:

Rating C2

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EPI: 197.16

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233









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