

## For Sale

### No. 1 Hillside, Grantstown Village, Waterford



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 whit en-suite shower room and main bathroom. The property enjoys a large site with tarmacadam 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**

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

3.10 x 3.60

### **Living Room**

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

3.70 x 4.95

### **Lounge**

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

3.75 x 3.75

### **Downstairs WC**

Solid oak flooring. WC. Whb

### **Kitchen**

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

5.60 x 3.25

### **Utility Room**

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

### **Bedroom 1**

Carpet flooring. Fitted wardrobes. Curtains to window.

3.60 x 3.50

### **En Suite**

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

### **Bedroom 2**

Fitted wardrobes

3.50 x 3.10

### **Bedroom 3**

Fitted wardrobes

4.20 x 3.50

### **Bedroom 4/Study**

Carpet flooring. Fitted book case. Roller blind to window

3.30 x 3.10

### **Main Bathroom**

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

2.10 x 3.10

### **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

BER No. 107920050

EPI: 197.16

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









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# DNG

THOMAS REID  
**FOR SALE**

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