



No. 8 Grantstown Mews, Grantstown Park, Waterford. X91E6D5.

For Sale

€225,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 2
Size c.88 sq.m./c. 947 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

No. 8 Grantstown Mews is a three bedroom end of terrace property with large rear garden situated in a quiet courtyard of similar properties and located within the private development of Grantstown Park on the Dunmore Road in Waterford's Eastern suburbs. The property comprises of entrance porch, large living room, kitchen / diner, downstairs WC, three bedrooms at first floor level and main bathroom. The property has the benefit of modern gas fired central heating, uPVC double glazed windows and on-site parking. The property has a sunny west facing garden to the rear with gated side entrance and designated on-site parking. The property is in excellent condition and would ideally suit a first time buyer or investor alike.

LOCATION

The property is ideally located within walking distance of University Hospital Waterford, Tesco Ardkeen, Lidl, Aldi, and Ardkeen Stores Shopping Centre. The property is within easy reach of a number of Montessori pre-schools, as well as Ballygunner Primary School and Gael Scoile. The property also benefits from frequent bus services operating daily to Waterford City Centre and Dunmore East.

ASKING PRICE €225,000

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



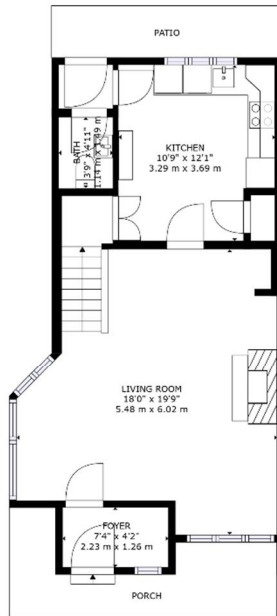
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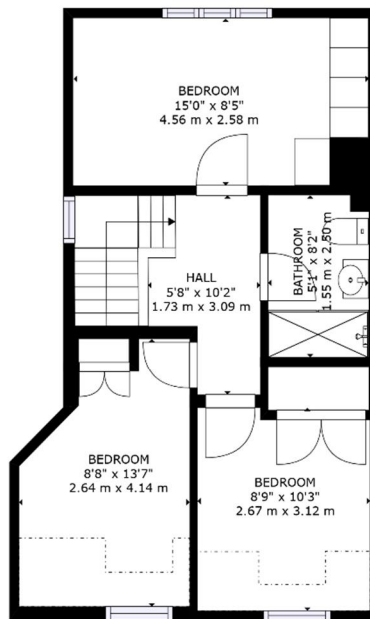


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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 526 sq. ft., 49 m², FLOOR 2: 427 sq. ft., 40 m²
 EXCLUDED AREAS: , PATIO: 58 sq. ft., 5 m²
 PORCH: 85 sq. ft., 8 m², REDUCED HEADROOM BELOW 1.5M: 45 sq. ft., 4 m²
 TOTAL: 953 sq. ft., 89 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 526 sq. ft., 49 m², FLOOR 2: 427 sq. ft., 40 m²
 EXCLUDED AREAS: , PATIO: 58 sq. ft., 5 m²
 PORCH: 85 sq. ft., 8 m², REDUCED HEADROOM BELOW 1.5M: 45 sq. ft., 4 m²
 TOTAL: 953 sq. ft., 89 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ACCOMMODATION

Entrance Hall

2.26 x 1.28

Laminate wood flooring. Wooden venetian blinds.

Living Room

6.11 x 5.53

Laminate wood flooring. Marble fireplace with wooden surround. Coving to ceiling.

Kitchen

3.74 x 3.32

Tiled floor and splashback. Shaker style fitted kitchen. Integrated fridge freezer. Fitted stainless steel oven and ceramic hob. Large larder/pantry.

Hot Press

Shelving throughout. Digital timer.

Rear hallway

0.96 x 1.12

Tiled floor. Back door to rear garden.

WC

1.55 x 1.12

Tiled floor and splashback. WC, WHB.

Master Bedroom

3.97 x 2.63

Laminate wood flooring. Extensive fitted wardrobes. Curtains and venetian blinds.

Main Bathroom

2.42 x 1.78

New tiled throughout with all new sanitary ware. WC, WHB, Shower. Chrome heated plumbed towel rail. Large shower with glass enclosure. Triton electric shower unit

Bedroom 2

4.34 x 2.72

Laminate wood flooring. Fitted wardrobes.

Bedroom 3

3.26 x 2.68

Laminate wood flooring. Fitted wardrobes.

GARDEN

West facing rear garden with paved patio area and garden shed. Gated site entrance

BER

Ratng: C1

BER No.: 110331832

EPI: 160.62 kWh/msq/yr

FEATURES

Within easy walking distance to Waterford University Hospital

Walking distance of Brasscock, Ardkeen and Tesco Shopping Centres

Ideally located in Waterford Eastern Suburbs with excellent local amenities

Modern gas fired central heating with condenser boiler

Full alarm system

Designated parking



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