



No. 8 The Dell, Grantstown Park, Waterford. X91 W3F8.

For Sale

€235,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c.102.6 sq.m. /c.1,104.3 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER

52 High Street

Waterford

T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Generously proportioned and beautifully presented two storey four bedroom semi-detached family home ideally located on the Dunmore Road in the development of Grantstown Park. In excellent condition throughout, the property offer generous living accommodation which includes a reception room, kitchen/dining room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. Extending to c. 1,104.3 sq.ft., the property also occupies a generous site with gardens front and rear with room to extend to the side of the property subject to the relevant planning permission. Viewing this property with its stylish interior in this great location comes highly recommended.

LOCATION

Within the private development of Grantstown Park on the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital and Tesco and Ardkeen Shopping Centres with Waterford City Centre just a 5 minute drive away.

ASKING PRICE €235,000

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



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ACCOMMODATION

Entrance Hall

Solid oak flooring. Storage under stairs.

WC

Tiled flooring. WC. WHB.

Living Room 4.92 x 3.95

Wood flooring in dark walnut finish. Marble fireplace with wood surround and gas fire inset. Curtains to bay window.

Kitchen/Diner 5.93 x 3.92

Tiled flooring. Cream shaker style fitted kitchen. Retro tiled to splashback. Wood effect counter tops. Built in extract fan. Patio doors door to rear garden.

Stairs and Landing in carpet.

Main Bathroom 1.68 x 1.92

Tiled flooring. WC. WHB. Bath with electric shower overhead. Walls tiled from floor to ceiling.

Bedroom 1 3.13 x 3.48

Carpet flooring. Sliderobe wardrobes with glass door in two tone finish and with internal drawers and hanging space. Roller blinds to window.

En Suite 2.31 x 0.81

Tiled flooring. Rain water shower with mains controls. Tiling around shower.

Bedroom 2 3.12 x 4.36

Laminate wood flooring. Fitted wardrobes. Curtains to window.

Bedroom 3 2.70 x 3.01

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 4 2.34 x 2.67

Carpet flooring. Extensive fitted Sliderobe wardrobes with glass door in two tone finish. Curtains to window.



FEATURES

Beautiful decorated interior.

Large rear garden.

Room to extend to the side of the property subject to the relevant planning permission.

BER

Rating: C3

BER No.: 101955565

EPI: 220.46 kWh/msq/yr

GARDEN

Front garden in lawn with mature tree. Large gated side entrance. Cobble lock driveway.

Very large rear garden with walled boundary. Mature plants and shrubbery. Deck area off patio doors. Two barna sheds



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