



## The Orchard, Blenheim Heights, Waterford. X91 A6P7.

**For Sale**

**€369,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 152sq.m. /c.1641 sq.ft.



PSRA Licence Number: 00069



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## DESCRIPTION

Superb four bedroom detached family home situated in the mature and sought after development of The Orchard, Blenheim Heights on the outskirts of Waterford City. The property is in walk in condition and has been maintained to a high standard throughout and has the benefit of mature private gardens, front garden in lawn with spacious cobble lock driveway. To the rear a southerly aspect with mature lawns surrounded with natural stone walls and mature shrubbery. The property comprises of entrance hall way, large living room, sitting room, open plan kitchen/diner, utility room & WC. There are four spacious bedrooms, main ensuite and main bathroom. The property has the benefit of oil fired central heating & uPVC double glazing windows throughout.

## LOCATION

The property is ideally located within a mature established development on the outskirts of Waterford City. The property is situated just off the Passage Cross junction on the Dunmore East Road, c. 13km from Dunmore East, c. 7 km from Waterford City Centre, and c. 4 km from University hospital and the Ardkeen shopping complex.

**ASKING PRICE €369,000**

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

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## ACCOMMODATION

### Entrance Hallway

Carpet flooring.

### Living Room/Dining Room **9.01 x 4.50**

Large open plan living dining. Carpet flooring. Open fireplace with marble surround. Curtains to windows. Coving to ceiling.

### Lounge/TV Room **3.84 x 3.49**

Carpet flooring. Open fireplace. Sliding doors to rear deck and garden. Curtains to windows.

### Kitchen/Diner **7.05 x 2.78**

Laminate wood flooring. Solid waxed oak kitchen with granite work surface. Integrated hob, oven microwave, dishwasher and fridge freezer.

### Utility Room **2.53 x 2.23**

Laminate wood flooring. Double doors to deck area and private rear garden with natural stone orchard walls.

### WC

Laminate wood flooring. WC. WHB.

### Bedroom 1 **4.43 x 2.89**

Carpet flooring. Fitted wardrobes. Curtains to window.

### Bedroom 2 **3.39 x 2.34**

Carpet flooring. Fitted wardrobes. Curtains to window.

### Bedroom 3 **3.25 x 3.57**

Carpet flooring. Fitted wardrobes. Curtains to window.

### Master Bedroom **4.60 x 3.62**

Carpet flooring. Fitted Wardrobes. Curtains to windows.

### En-Suite **2.42 x 2.14**

Tiled floor and walls to ceiling. WC. WHB with vanity unit. Shower with glass door.

### Main Bathroom **2.98 x 2.40**

Tiled floor and walls to ceiling. WC. WHB with vanity unit. Walk in shower with glass partition.

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## GARDEN

Southerly aspect to rear garden in lawn with mature shrubbery

Front garden in lawn with spacious cobble lock driveway

## FEATURES

Newly fitted uPVC Double glazed windows

Situated in a quiet Cul de sac of just three family homes

Large walled in mature private site

Rear garden with Southerly aspect

Oil fired central heating

Newly fitted bathroom suites

All mains services

## BER

Rating: D1

BER No.: 112351846

EPI: 253.54 kWh/msq/yr



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