



## **The Hermitage : Grantstown : Waterford : X91 Y60V**

Executive Five Bedroom Detached Residence of c.315 sq.m. (c.3,390 sq.ft.)







The 'Hermitage' is a beautifully presented architecturally designed detached family home, located on the Williamstown Road in the Eastern suburbs of Waterford City. Occupying a mature site of c. 0.5 acres the property extends to c. 315 sq.m. (c.3,390 sq.ft.) with spacious living accommodation over two floors. The property is approached by a sweeping tarmacadam driveway and landscaped gardens with garden store room. The property is in an enviable location within close proximity to a host of local amenities including University Hospital Waterford, Tesco, The Ardkeen Shopping Complex and a host of notable local shops, restaurants and eateries. The property is also just c. 2.5km from Waterford City Centre and is ideally situated on the access road to Dunmore East, Passage East and other villages along the beautiful Waterford coastline. A main bus route gives access to the city centre along with schools, colleges and sports facilities. This superb family home provides bright and spacious living accommodation comprising of entrance hallway, sitting room, living room, large open plan kitchen / dining area, WC and utility room. Two large reception rooms offer superb living area together with a sizable open plan kitchen and dining area. The property offers excellent bedroom accommodation with a master bedroom suite including a lounge area, walk in wardrobe and sizable en-suite bathroom. A generous guest bedroom with en-suite shower room, and a further three double bedrooms one of which has an en-suite shower room giving a total of five double bedrooms at ground floor level. The first floor level comprises of an open plan entertainment room with games room, lounge and bar area together with WC. Viewing this spacious family home comes highly recommended.





## ACCOMMODATION

### Entrance Hall **7.50 x 2.78**

Marble flooring. Curtains to windows on front door. Recessed lighting.

### Living Room **6.80 x 4.90**

Solid oak flooring. Open fire place with cast iron surround and granite hearth. Curtains to windows. Recessed lighting.

### Sitting Room **5.22 x 4.28**

Oak flooring. Open fire place with cast iron inset with granite hearth. Curtains to windows. Recessed lighting.

### Kitchen/Dining **7.10 x 4.70**

Marble flooring. Fitted cream kitchen with semi-circle island/breakfast bar with integrated hot plate, hob and extractor fan overhead. Oven and steam oven with plate warmer and a integrated dishwasher. Double doors to patio and garden. Recessed lighting

### WC **1.59 x 1.98**

Marble flooring. WC. WHB.

### Utility Room **3.24 x 1.56**

Marble flooring. Fitted units with sink unit. Plumbed for washing machine and dryer.

### Walk in Hot Press

Marble flooring. Wall to wall shelving.

### Master Bedroom **6.74 x 5.60**

Semi solid wood flooring. Air conditioning unit. Double doors to patio and garden. Curtains to windows. Recessed lighting.

**Walk in Wardrobe** **2.79 x 3.55**

Semi solid wood flooring. Curtains to windows.

**En Suite** **3.34 x 2.55**

Tiled flooring. WC. WHB. Jacuzzi bath. Walk in shower. Walls tiled from floor to ceiling. Recessed lighting

**Bedroom 2** **4.70 x 3.13**

Semi solid wood flooring. Fitted wardrobes. Curtains to windows. Recessed lighting.

**En Suite** **2.69 x 1.55**

Tiled flooring. WC. WHB. Walk in Shower. Walls tiled from floor to ceiling. Recessed lighting

**Bedroom 3** **6.20 x 3.48**

Semi solid wood flooring. Fitted wardrobes. Curtains to windows. Recessed lighting

**Bedroom 4** **3.69 x 3.44**

Semi solid wood flooring. Fitted wardrobes. Curtains to windows. Recessed lighting

**Bedroom 5** **3.64 x 5.60**

Semi solid wood flooring. Curtains to windows. Recessed lighting.

**Walk in Wardrobe**

**En Suite** **1.91 x 1.82**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

**Main Bathroom** **2.38 x 2.60**

Tiled flooring. WC. WHB. Shower. Walls tiled from floor to ceiling. Recessed lighting.

**FIRST FLOOR** **16.00 x 6.30**

**Open Plan First Floor Lounge / Games Room**

Staircase entrance to open plan layout lounge, games room, bar area, wc and storage space in eaves.  
Wood flooring throughout. Curtains to windows.

**WC**

WC. WHB.





## FEATURES

Sizable five bedroom home extending to c. 315 sq.m. (c. 3,390 sq.ft.)  
Beautifully decorated to a very high standard  
Enviably located within walking distance of a host of local amenities  
Excellent living accommodation with two reception rooms  
Five well-proportioned bedrooms with three en-suite shower rooms  
Superb first floor entertainment and lounge area with storage in eaves  
Fully alarmed  
Geo-Thermal Electric Heat Pump Under-Floor central heating system  
Mature gardens with sweeping tarmac driveway  
Block built garden store room with wc

## ASKING PRICE

€750,000

## VIEWING

By appointment with sole selling Agents DNG Reid & Coppinger Ltd.

## BER DETAILS

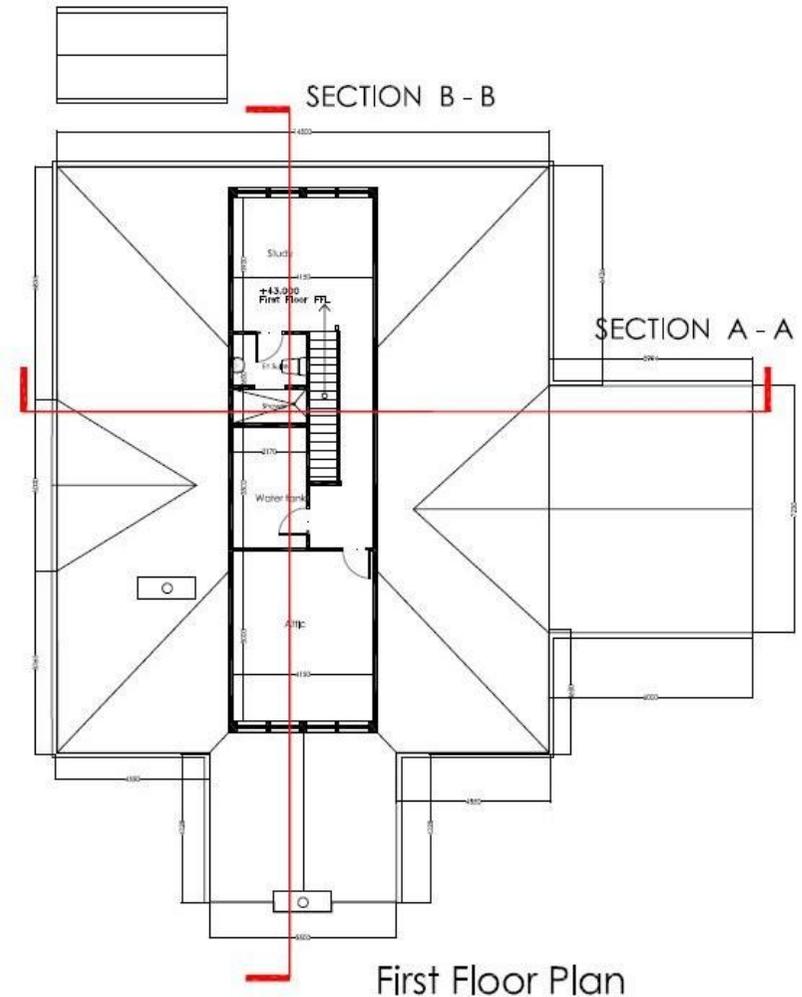
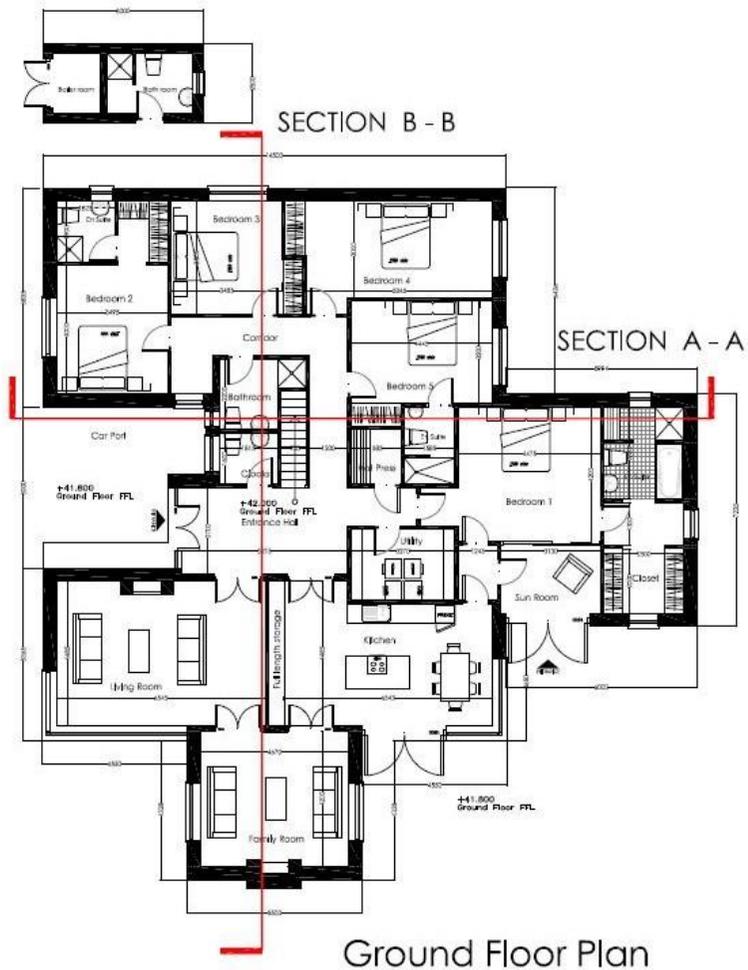
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