



No. 2 Rocwood Walk, Grange Manor, Waterford, X91N4C8

For Sale

€275,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c.1,450 sq.ft./c.134 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD
DNG

THOMAS REID

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DESCRIPTION

Generously proportioned four bedroom detached property extending to c. 1,450 sq.ft. (c.134 sqm.) ideally located on the Williamstown Road in Waterford's eastern suburbs. The property is situated on the front row of this private and mature development overlooking a green area in a quiet cul-de-sac with no through traffic. The property is ideally located adjacent to Waterford University Hospital, the property is also within easy walking distance of The Tesco and Ardkeen Shopping Centres, as well as a host of local amenities. Accommodation within this spacious four bedroom property comprises of entrance hallway, living room, kitchen, dining room, utility room, WC, study / downstairs bedroom, and four generous upstairs bedrooms including master with en-suite shower room and main bathroom. Benefiting from gas fired central heating; the property also has new uPVC double glazed windows and doors, and uPVC fascia and soffits, as-well as a recently fitted kitchen. With a secure enclosed rear garden with side entrance, the property also has a cobble-lock driveway to the front with off street parking for two cars. Viewing comes highly recommended.

LOCATION

Ideally located in the eastern suburbs of Waterford City with a host of local amenities within easy walking distance including University Hospital Waterford, Tesco and Ardkeen shopping centres. The property is situated within easy reach of the city centre, and is close to the outer ring road allowing easy access to Waterford IDA Industrial estate, and all routes via the new City by-pass and South link bridge.

ASKING PRICE €275,000

**FOR FURTHER INFORMATION AND VEIWING DETAILS PLEASE CONTACT
DNG THOMAS REID AUCTIONEERS 051852233**



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ACCOMODATION

ENTRANCE HALL

Laminated wood flooring. Storage under stairs.

LIVING ROOM 4.14 x 4.39

Maple wood flooring. Cast iron fireplace with oak surround. Blinds and curtains to windows. Coving to ceiling.

KITCHEN/DINER 3.60 x 4.27

Lino flooring. Cream fitted kitchen. Tiled splash back.

UTILITY ROOM & WC 2.48 x 2.90

Lino flooring. Plumbed for washing machine and dryer. WC. WHB.

DINING ROOM 3.57 x 2.98

Carpet flooring. Patio doors to rear garden.

STUDY / PLAYROOM 2.48 x 4.57

Carpet flooring. Blinds to window.

STAIRS AND LANDING IN CARPET

BEDROOM 1 3.61 x 3.85

Laminate wood flooring. Extensive fitted wardrobes. Blinds and curtains to window

ENSUITE

WC. WHB. Shower. Lino flooring. Tiled around shower, electric shower unit.

HOT PRESS

BEDROOM 2 3.15 x 3.29

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

BEDROOM 3 3.48 x 2.45

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

MAIN BATHROOM 2.41 x 1.75

WC. WHB. Bath. Shower mixer to bath. Lino flooring. Tiled around bathroom.

BEDROOM 4

Carpet flooring. Blinds and curtains to window.

GARDEN

Private rear garden in lawn to rear.

Front garden also in lawn with cobble lock driveway for two cars.

FEATURES

Newly installed uPVC windows and doors

Gas fired central heating

Mature gardens

Ideally located on the Williamstown Road close to all amenities.

BER

Rating: D1

BER No.:111463279

EPI:236.98kWh/msq/yr





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