



No. 1 Alderbury Grove, Earls court, Waterford. X91 YY4T.

For Sale

€330,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 131 sqm. /c. 1,410 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Superb modern family home in excellent condition, No.1 Alderbury Grove is a bright and spacious four bed semi detached home located in the popular and mature residential estate of Earls court on the Dunmore Road. The property is ideally situated on a corner site in a quiet cul de sac, close to the front of the development and overlooking a green area. The property is heated by an oil fired central heating system and has part teak & uPVC double glazed windows with a BER energy rating of C2. Accommodation comprises of entrance hall, living room, lounge/tv room, kitchen, dining room and separate utility room with wc. The first floor includes four generous bedrooms with main en suite and main bathroom. The property is approached by a large driveway with parking for two cars with gardens in lawn. The rear garden is south west facing with mature landscaped gardens with patio and a walled in lined boundary, patio area, garden shed. Viewing this property comes highly recommended.

LOCATION

Within the private development of Earls court 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 Waterford University Hospital, Tesco, Ardkeen Shopping Centres and the Brasscock Shopping Centre.

ASKING PRICE €330,000

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

dng.ie



ACCOMMODATION

Entrance Hall **4.58 x 2.27**

Solid wood flooring.

Living Room **3.86 x 4.59**

Solid wood flooring. Open fireplace with marble surround and gas/wood burning Stanley stove. Double doors to dining room. Coving to ceiling. Blinds to window.

Dining Room **4.17 x 3.07**

Carpet flooring. Blinds to window.

Kitchen/Diner **4.27 x 3.79**

Tiled flooring. Fitted cream kitchen with tiled splashback.

Utility Room **2.91 x 2.74**

Tiled flooring. Plumbed for washing machine and dryer.

WC **1.70 x 1.37**

Tiled flooring. WC. WHB.

Playroom/Office **2.53 x 4.42**

Carpet flooring. Fitted wardrobes. Coving to ceiling.

Bedroom 1 **3.08 x 2.71**

Wood flooring. Fitted wardrobes. Blinds to window.

EnSuite **2.36 x 2.06**

Tiled flooring. WC. WHB. Electric shower with glass door. Walls tiled from floor to ceiling. Blind to window.

Bedroom 2 **3.08 x 2.71**

Wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 **3.03 x 2.72**

Wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 **2.12 x 3.05**

Wood flooring. Fitted wardrobes. Blinds to window.

Bathroom **2.36 x 2.91**

Tiled flooring. WC. WHB. Bath.





GARDEN

Garden to the front in lawn with a driveway for two cars. The garden to the rear is South West facing private garden also in lawn with patio area and a Barna shed

FEATURES

Corner site

Situated near to the entrance of the estate

Prime location

South West facing private rear garden

BER

Rating: C2

BER No.: 108629502

EPI: 196.87 kWh/msq/yr



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