



**No. 37 Cul Rua, Queen Street Upper, Portlaw, Co. Waterford. X91 AX20.**

**For Sale**

**€215,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 125 sq.m. /c. 1,345 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Superb four bedroom detached family home situated on a corner site in a quiet Cul De Sac within the popular mature residential estate of Cul Rua, Queen Street, Portlaw, Co. Waterford. This bright spacious home has been tastefully decorated and finished to the highest of standards throughout. Accommodation comprises of entrance hallway, spacious living room, large open plan kitchen/diner, utility room, W.C. First floor has 4 bedrooms, master bedroom with en-suite and main bathroom. Front garden with lawns and cobble lock driveway offering off street parking, rear garden in lawns with Indian Sandstone patio. The property has the benefit of oil fired central heating and uPVC double glazing windows.

## LOCATION

The property is located within minutes walk to the village centre which has a bakery, butcher, grocery shop, bars, a heritage centre and a choice of nearby local schools just a short drive away. Portlaw is convenient for commuters heading to Carrick On Suir and Clonmel via the N24 or Kilkenny and Dublin via the M9 and Waterford City centre is just 18 kls drive away. Portlaw itself has all the amenities you would expect from a village of its size. Public transport operates daily to Waterford City Centre. The main village attraction is of course the nearby Curraghmore Estate which has 2,500 acres of land with magnificent walks and which is also now more prominently known as the venue for the All Together Now Festival.

**ASKING PRICE €215,000**

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



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## ACCOMMODATION

**Entrance hallway** **4.56 x 3.00**

Engineered Oak flooring, coving to ceiling.

**Living Room** **3.48 x 6.20**

Solid walnut flooring, open fireplace with marble surround, Venetian Blinds, Sliding doors to rear garden and patio area, coving to ceiling.

**Kitchen/Diner** **6.49 x 3.26**

Open plan with tiled flooring, fitted cream kitchen, integrated oven, hob and dishwasher, venetian blinds to window.

**Utility Room** **2.05 x 2.10**

Tiled flooring, plumbed for washing machine and dryer.

**W.C.** **1.81 x 1.40**

W.C., W.H.B. Laminate timber flooring, venetian blinds to window.

**Master Bedroom** **3.27 x 4.43**

Laminate timber flooring, fitted wardrobes, venetian blinds to window.

**Ensuite** **1.63 x 2.23**

W.C., W.H.B., Electric Shower. Tiled floor and walls to ceiling.

**Bedroom 2** **3.18 x 3.53**

Carpet flooring, venetian blinds to window.

**Bedroom 3** **3.10 x 3.45**

Laminate timber flooring, venetian blinds to window.

**Bedroom 4** **2.82 x 2.81**

Laminate timber flooring, venetian blinds to window.

**Bathroom** **2.19 x 2.23**

W.C., W.H.B., Bath with power shower. Tiled floor and walls to ceiling.

## GARDEN

Front garden in lawns and cobble lock offering off street parking. Walled in private rear garden with manicured lawn, Indian sandstone patio, rockery feature and Barna shed.

## FEATURES

Corner Site

Overlooking a large green area

Fully alarmed

Walk in condition

Situated in a quiet Cul De Sac

## BER

Rating: C2

BER No.: 112555156

EPI: 181.55 kWh/msq/yr



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