

## For Sale

### No. 37 Grange Cove, Dunmore Road Waterford



No. 37 Grange Cove is a newly renovated 4 / 5 Bedroom detached house of c.2,300 sq.ft. ideally located on the Dunmore Road close to the Newtown area, within easy walking distance of The Ardkeen shopping centre and Waterford University Hospital. Having undergone a total refurbishment to a very high 'show home' standard just recently, the property has yet to be lived in since receiving a new high specification kitchen with all new appliances, newly tiled bathrooms and shower rooms with all new sanitary ware, new flooring and carpets throughout, light fittings, fireplaces and many more features. The property offers very spacious living accommodation with a large entrance hall, sitting room, living room with adjoining sunroom, large kitchen with dining area, utility room, WC, dining room, and study or optional ground floor 5<sup>th</sup> bedroom. Upstairs the property has a spacious landing with four generous double bedrooms, two of which are en-suite and a main bathroom. The property has a generous front garden with cobble-lock driveway, overlooking the large green area of the development. To the rear the property has all new cobble-lock pathways and patio area, newly set lawn with mature plants and shrubbery, and a metal clad garden shed with mains light and power and provisions for garden lighting. The property is truly in walk-in condition and with a new house feeling, ready to be furnished by its new owners. Viewing this very attractive property comes highly recommended. For viewing arrangements, please call DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 104949714**

**Asking Price €450,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

5.36 3.52

Tiled flooring. Coving to ceiling. Storage under stairs

### **Sitting Room**

6.20 x 3.92

Carpet flooring. Coving to ceiling. Marble fireplace with gas fire. Feature light fitting. Wooden blinds to window

### **Living Room with Sun Room**

3.93 x 7.59

Solid oak wooden flooring. Coving to ceiling. Marble fireplace with cast iron stove and marble plinth. Solid roof to sunroom area with Velux roof light. Wooden blinds to windows. Roman blinds to French doors to patio and garden area. Feature light fitting with centre rose.

### **Kitchen**

6.59 x 4.49

Tiled flooring. New cream fitted kitchen with marble work surfaces with splash back return. Island unit with integrated shelving, storage and microwave. Integrated dishwasher and fridge freezer. Range master electric oven with gas hob. Matching plasma extractor unit. Counter lighting. Centre light fittings and recessed spot lighting. Velux window over dining area. Wooden blinds to windows. New chrome switches and sockets. Coving to ceiling

### **Utility Room**

2.83 x 3.11

Tiled flooring. Fitted units at ground and eye level. Marble surfaces. Plumbed for washing machine and dryer.

### **WC**

Tiled flooring. WC. WHB. Tiled Walls

### **Dining Room**

4.83 x 2.89

Oak wooden flooring. Coving to ceiling. Wooden blinds to window. Feature light fitting with centre rose

### **Study (Optional ground floor 5<sup>th</sup> bedroom)**

4.76 x 2.83

Oak wooden flooring. Coving to ceiling. Wooden blinds to window. Feature light fitting with centre rose

### **Stairs and Landing**

Carpet flooring. Feature light fitting with centre rose. Large open landing.

### **Bedroom 1**

4.64 x 3.43

Carpet flooring. Wooden blinds to window

### **En Suite**

Tiled flooring. WC. WHB. Quadrant shower with glass door. Pumped electric shower. Walls tiled from floor to ceiling

### **Bedroom 2**

3.52 x 3.81

Carpet flooring. Wooden blinds to window

### **En Suite**

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

### **Bedroom 3**

3.76 x 3.49

Laminate wood flooring. Wooden blinds to windows

### **Bedroom 4**

Laminate wood flooring. Wooden blinds to windows. Slide robe wardrobes

2.11 x 3.73

## Main Bathroom

Tiled flooring. WC. WHB with walnut pedestal and storage unit... Shower and free standing bath with shower mixer. Shower with glass door and pumped electric shower. Walls tiled from floor to ceilings. Recess spot lighting

## Garden

Cobble lock front driveway with lawned gardens and mature bedding with plants and shrubbery.  
Rear garden with cobble lock pathways and patio. Lawned gardens with mature bedding and shrubbery. Metal clad shed with concrete base. Light and power.

## Features

Pristine Condition  
New Kitchen  
Beautiful Fixtures and Fittings  
Stira Attic Stairs. Re insulated Attic. Attic Floored.  
uPVC Double Glazing  
Alarm

## Heating:

Gas Fired Central Heating

## BER:

Rating	C3
BER No.	1049497.14
EPI:	215.26

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**















DOUGLAS NEWMAN GOOD

# DNG

THOMAS REID

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

tel. 051 852233

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