

For Sale

No. 14 Bowefield, Gracedieu, Waterford



Four bedroom detached residence set out over three floors comprising of c. 1700 sq.ft. located in the Gracedieu area of Waterford City and boasting stunning views. Constructed in 2006 this turn-key property comes to the market in pristine condition having been beautifully decorated throughout and meticulously maintained. Accommodation comprises of Ground Floor: entrance hall, separate wc, livingroom, kitchen/diner Basement: Utility room/store room, main bathroom, 2 Bedrooms 1 ensuite & a Reception room First Floor: Two bedrooms with Master Bedroom Ensuite. The Property benefits from Gas fired central heating, maintenance free uPvc double glazed windows & doors, gardens in lawn front and rear and tarmacadam driveway to the front. Very attractive views over the river suir. BER NO. 105684906. For further information and viewing arrangements, contact Sole Selling Agents DNG Thomas Reid on 051-852233

Asking Price €210,000

PSRA LICENCE NO: 002015

Accommodation

Entrance Hallway

Tiled flooring, coving to ceiling, alarm panel, radiator
Wooden venetian blinds to window.

Downstairs Wc

1.57 x 1.89

Tiled floor matching hall, wc & whb

Livingroom

5.56 x 3.83

Oak wooden flooring
Feature fireplace with marble hearth and plinth
Curtains & roller blinds to window. Coving to ceiling.
Store room off livingroom
Glazed double doors to kitchen/diner

Kitchen/ Diner

5.64 x 3.49

Combination cream and walnut fitted kitchen with korean work surfaces Ceramic hob, stainless steel extractor unit, integrated dishwasher and oven. Coving to ceiling. Curtains & decorative roller blinds to window. Recessed spot lighting. Full height opening windows to front with stunning views over the City and the River Suir

Basement / Lower Ground Floor

Hall / Landing with side entrance
Stairs and landing in carpet

Hotpress

Utility / store room:

Plumbed for washing machine & dryer

Main Bathroom

2.73 x 1.90

Wc, whb, bath. Tiled floor and walls. Roller blind to window
Shower mixer to bath Victorian style. Heated chrome towel rail

Bedroom (double)

3.76 x 2.74

Carpet flooring, fitted wardrobes
Curtains & roller blinds to window

Ensuite

Wc, whb, shower, tiled floor & walls around shower Triton XT2000 pumped electric shower

<u>Bedroom</u> (currently playroom)	2.87 x 3.49
Carpet flooring. Fitted wardrobes, roller blinds	
<u>Reception Room</u>	2.66 x 4.58
Carpet flooring. French doors to deck & garden area	
<u>First Floor</u>	
Stairs & landing in carpet	
<u>Master Bedroom</u>	5.05 x (1.50+4.70)
Large spacious master Suite. Carpet flooring	
Curtains to windows. Fitted wardrobes, sliderobes	
<u>En-Suite</u>	2.13 x 1.52
Wc, whb, Triton T90Z electric shower, Tiled floor and walls to shower, chrome heated towel rail	
<u>Bedroom 3</u>	3.28 x 2.56
Carpet ,curtains & venetian blinds. Storage to eaves.	

Features Stunning views over the City
 Pvc double glazing throughout
 Property in immaculate condition & very well maintained
 Full Alarm system

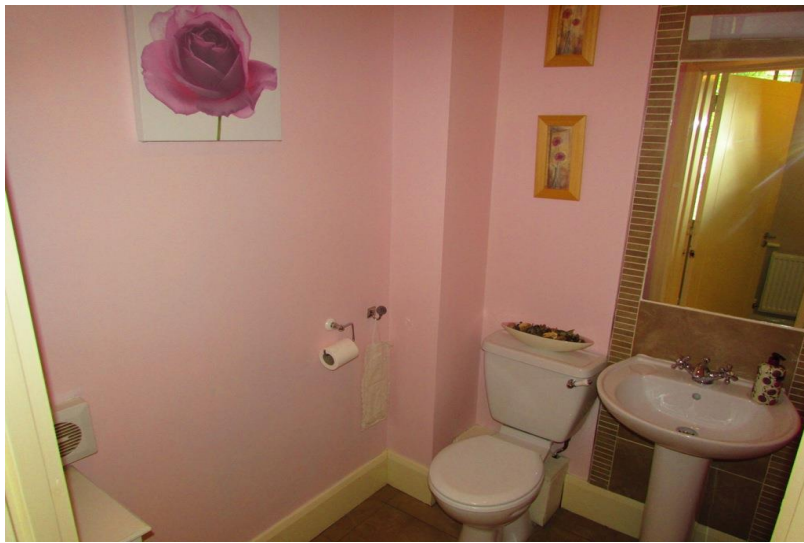
Garden Large deck area. Garden in lawn at lower level.
 Barna Shed, outside tap.
 Tarmacadam driveway with garden in lawn to the front
 Superb views

Heating: Gas fired central heating.

BER: Rating: B3
 BER No: 105684906
 EPI: 148.8 kWh/m2/yr

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

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