



No. 7 Ballinakill Close, Ballinakill, Waterford. X91 W3RY.

For Sale

€369,000

Bedrooms: 5
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 218sqm. /c. 2,346sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious five bedroom, three bath, detached family home situated in the mature sought after development of Ballinakill off the Dunmore Road and Adjacent to Waterford Castle. Rarely does a property of this calibre come to market in this prestigious development. The property is in need of some updating but has enormous potential. The property has the benefit of being on a large corner site with south facing rear garden. The accommodation comprises of entrance hallway, living room, lounge, dining room /bedroom 5, kitchen /dining, utility & WC, four bedrooms master main en-suite and bathroom. First floor Attic store rooms suitable for conversion subject to the relevant planning permission. Lower ground floor spacious Garage. Viewing this property comes highly recommended.

LOCATION

Located within the popular residential area of Ballinakill on the Dunmore Road, the property is situated within walking distance of University Hospital Waterford, The Brasscock Shopping Complex and both the Tesco and The Ardkeen Shopping Centres. The property also located within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the M9 Waterford to Dublin motorway via the Southlink Bridge, and the N25 Rosslare to Cork Roads.

ASKING PRICE €369,000

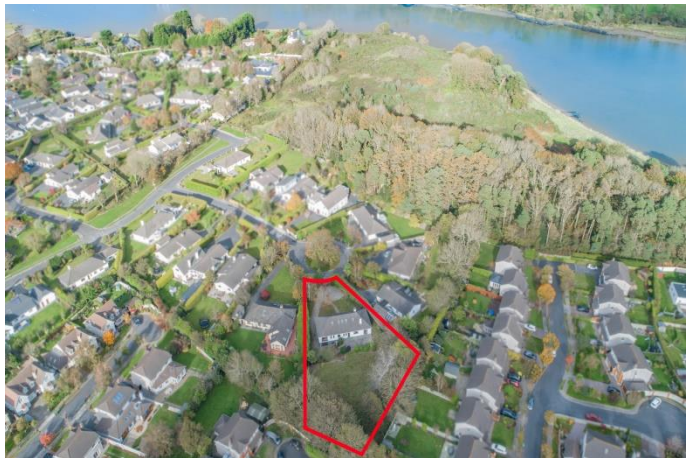
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**

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ACCOMMODATION

Entrance Hall 11.99 x 1.29

Carpet flooring.

Sitting Room 4.99 x 4.55

Carpet flooring. Open fireplace. Curtains to windows.

Lounge Room 3.96 x 3.52

Laminate wood flooring. Natural slate open fireplace. Sliding doors to rear patio and garden

Kitchen/Diner 3.72 x 3.91

Linoleum flooring. Fitted kitchen.

Utility Room 3.91 x 2.95

Linoleum flooring. Plumbed for washing machine and dryer

WC 1.88 x .85

Linoleum flooring. WC. WHB.

Dining Room/Bedroom 5 3.50 x 3.26

Carpet flooring. Curtains to windows.

Stairs to attic storage.

Master Bedroom 3.77 x 3.64

Carpet flooring. Fitted wardrobes. Coving to ceiling Curtains to windows.

En-Suite 3.92 x 0.99

WC. WHB. Electric shower

Bedroom 2 5.12 x 3.34

Carpet flooring. Curtains to windows.

Bedroom 3 4.01 x 2.77

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 4 3.99 x 3.52

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bathroom 2.63 x 1.65

Tiled flooring. WC. WHB. Bath. Electric shower. Walls tiled from floor to ceiling.

Attic Storage

Room 1 3.06 x 2.57

Wood flooring. Velux roof light.

Room 2 3.05 x 3.16

Wood flooring.

Room 3 3.88 x 3.04

Wood flooring.

Room 4 1.83 x 1.70

Wood flooring. Velux roof light. WC. WHB. Electric shower.

GARDEN

Front garden in lawn with gravelled driveway.

South facing private rear garden with extensive patio area and lawned gardens with mature trees and shrubbery.

FEATURES

Detached Family Home

Situated in a quiet Cul De Sac

South facing rear garden

Large Corner Site

Fully alarmed

Oil fired central heating

BER

Rating: D2

BER No.: 113180251

EPI: 292.79 kWh/msq/yr



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