



No. 4 Muckross Park, Powerscourt, Waterford. X91XW8F.

For Sale

€325,000

Bedrooms 4
Reception Rooms 3
Bathroom's/WC's 3
Size c. 136sq.m. /c. 1,463sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Attractive semi detached home in the popular residential development of Powerscourt, just off the Dunmore Road in the eastern suburbs of Waterford City. The property is situated overlooking a large green with mature trees. The property consists of entrance hall, living room, dining room, kitchen/diner, utility room, wc and lounge/office and on the first floor there are four bedrooms, main ensuite and a main bathroom. The property has the benefit of off street parking for one or more cars, with gardens to the front and to the rear with side entrance.

LOCATION

Situated in the extremely popular Dunmore Road area, the property is ideally located within easy walking distance of University Hospital Waterford, Tesco and Ardkeen shopping Centres and a host of other local amenities.

ASKING PRICE €325,000

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



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ACCOMMODATION

Entrance Hall 4.33 x 1.94

Laminate wood flooring.

Living Room 4.43 x 3.89

Laminate wood flooring. Blinds to window. Coving to ceiling.

Dining Room 4.06 x 3.11

Laminate wood flooring. Double doors to rear garden. Coving to ceiling.

Kitchen/Diner 4.08x 3.80

Wood flooring. Fitted kitchen. Coving to ceiling.

Utility Room 2.68 x 1.56

Tiled flooring. Plumbed for washing machine

WC

Tiled flooring. WC. WHB.

Lounge/Office 4.33 x 2.51

Laminate wood flooring. Blinds to window. Coving to ceiling

Bedroom 1 3.14 x 3.61

Carpet flooring. Fitted wardrobes. Blinds to window.

En Suite 2.09 x 2.18

Linoleum flooring. WC. WHB. Shower. Walls tiled around shower

Bedroom 2 3.13 x 2.74

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 3.00 x 2.72

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 2.99 x 2.09

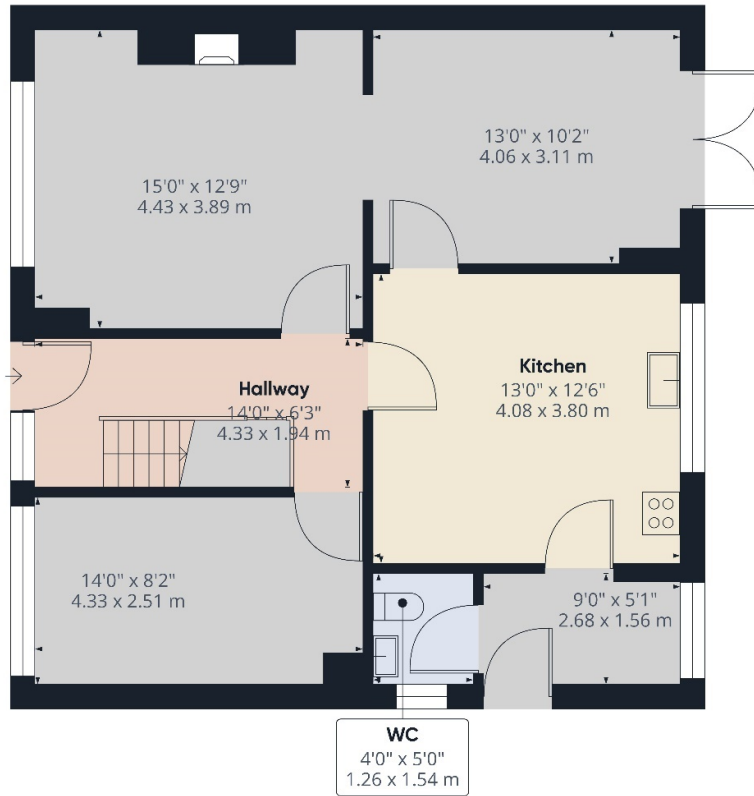
Carpet flooring. Fitted wardrobes. Blinds to window

Bathroom 2.46 x 2.65

Linoleum floor. WC. WHB with vanity unit. Bath



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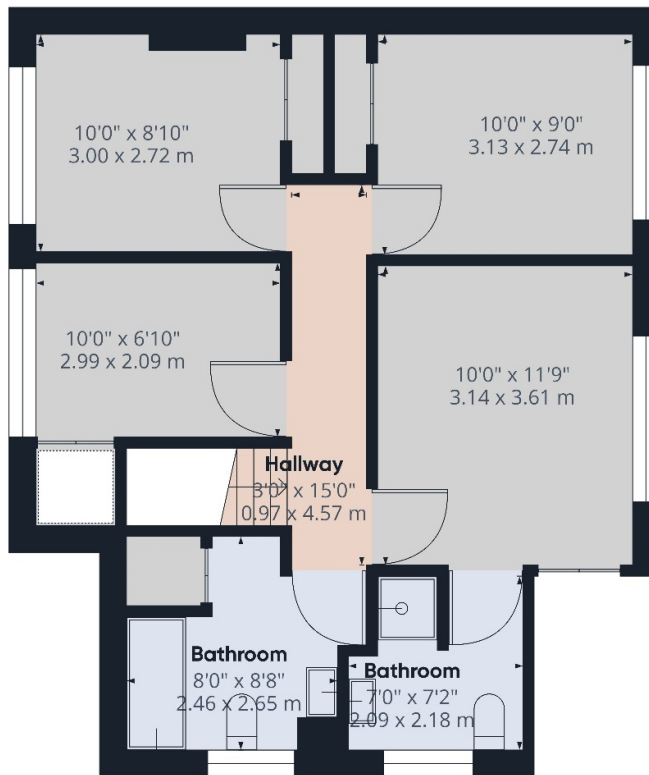


Floor 0

Approximate total area⁽¹⁾
769.62 ft²
71.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Floor 1

Approximate total area⁽¹⁾
550.68 ft²
51.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



GARDEN

To the front the garden is in lawn with mature hedging and off street parking for two cars and a side entrance. The garden to the rear is in lawn with a deck and boundary walls



BER

Rating: C1

BER No.: 117593947

EPI: 171.24kWh/msq/yr

FEATURES

uPVC double glazed windows and doors

PVC fascia and soffit

Overlooking a large green area

C1 energy rating

Great location



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