



**No. 25 Dunavarra, Ballinakill Downs, Waterford. X91 K5F3.**

**For Sale**

**€365,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 142.26 sq. m. /c. 1,531.3 sq.ft.



PSRA Licence Number: 004069



**DNG**  
DOLCIAS NEWMAN GOOD

**REID & COPPINGER**

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, three bathroom, detached family home. The bright spacious home is in walk in condition. Situated in a quiet cul de sac of just 9 similar type family homes on a spacious site with manicured lawns. The accommodation comprises of entrance hallway, living room, TV room, large open plan kitchen, dining, utility with WC. First floor comprises of four spacious bedrooms all with fitted wardrobes, main en-suite and bathroom. Viewing this property comes highly recommended.

## LOCATION

The property is within the sought after private development of Ballinakill Downs on the Dunmore Road in the eastern suburbs of Waterford City. This excellent property is located within easy walking distance to a host of local amenities including the Brasscock Centre, Woodlands Hotel & Leisure Centre, University Hospital Waterford and Ardkeen Shopping Centres with Waterford City just a five minute drive away.

**ASKING PRICE €365,000**

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



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## ACCOMMODATION

### Entrance Hall **4.93 x 1.93**

Solid oak wooden flooring.

### Sitting Room **3.80 x 5.51**

Carpet flooring. Open fireplace with cast iron inset. Double door to kitchen/diner. Coving to ceiling. Blinds to window.

### Office/Playroom **4.95 x 2.78**

Laminate wood flooring. Blinds to window.

### Kitchen/Diner **7.34 x 3.75**

Porcelain tiled flooring. Fitted high gloss cream kitchen with integrated oven, hob microwave, dishwasher, American fridge/freezer.

### Utility **1.87 x 1.41**

Porcelain tiled flooring. Fitted units. Plumbed for washing machine

### Stairs and Landing in carpet

### Bedroom 1 **3.43 x 4.00**

Carpet flooring. Fitted wardrobes. Blinds to window.

### En-Suite **1.75 x 1.93**

Tiled flooring. WC. WHB. Corner shower with glass doors. Walls tiled from floor to ceiling.

### Bedroom 2 **3.71 x 2.82**

Carpet flooring. Fitted wardrobes. Blinds to window.

### Bedroom 3 **2.73 x 3.58**

Carpet flooring. Fitted wardrobes. Blinds to window.

### Bedroom 4 **3.26 x 3.71**

Painted white wood flooring. Fitted wardrobes. Blinds to window.

### Bathroom **2.82 x 2.07**

Tiled flooring. WC. WHB. Corner shower with glass doors. Walls tiled from floor to ceiling.



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## FEATURES

BER C2 Rating

Quiet cul de sac of just 9 detached homes

New front & rear composite doors

Gas fired central heating with new gas boiler

uPVC double glazing windows

## BER

Rating: C2

BER No.: 113243802

EPI: 180.63kWh/msq/yr

## GARDEN

Garden to the front in lawn with cobblelock driveway. To the rear garden with cobblelock patio and deck area and lawn.



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