



## No. 10 Appian Grove, Ardkeen Village, Waterford. X91F6P0.

**For Sale**

**€299,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 165 sqm. /c. 1,776 sq.ft.



PSRA Licence Number: 00069



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## DESCRIPTION

On a large end site, No. 10 Appian Grove is a superb four / five bedroom detached family home, with an additional stand-alone one bedroom apartment / maisonette. This property represents an ideal opportunity for a couple or family with the requirement for a private living space for an elderly relative or co-dependent. The property is situated in a quiet cul-de-sac in the mature private development of Ardkeen Village, just off the Dunmore Road in Waterford. The property is ideally located within easy walking distance of a host of local amenities including Waterford University Hospital, Tesco and Ardkeen Shopping Centres as well a social and sports facilities. The main house comprises of entrance hall, living room, kitchen, dining room, utility room, WC, as well as an additional reception room ideally suitable as a tv room, study of as a ground floor bedroom. Upstairs the property comprises of master bedroom with en-suite shower room, as well as main bathroom and three further bedrooms. Bedroom four has been converted into a walk-in wardrobe for the master bedroom, which can be easily reversed if required. Heating is provided by a gas fired central heating system, and all windows and doors as uPVC double glazed. The adjacent maisonette comprises of an open plan kitchen / living area, together with shower room and one generous double bedroom. The overall property occupies a double site with spacious gardens in lawn front and rear, with south west facing rear garden giving a sunny aspect all evening long. The property comes to the market with full vacant possession and in excellent condition.

## LOCATION

Ideally located in the eastern suburbs of Waterford City with a host of local amenities within easy walking distance including University Hospital Waterford, Tesco and Ardkeen shopping centres. The property is situated within easy reach of the city centre and is close to the outer ring road allowing easy access to Waterford IDA Industrial estate and all routes via the new City by-pass and South link bridge

**ASKING PRICE €299,000**

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







## Apartment



## Garden



## ACCOMMODATION

### Entrance Hall **2.55 x 3.84**

Laminate timber flooring.

### Living Room **4.13 x 5.08**

Carpet flooring. Blinds and curtains to window. Open fireplace with mahogany surround. Coving.

### TV Room **4.74 x 2.47**

Carpet flooring. Blinds to window.

### Kitchen/Diner **6.73 x 3.78**

Spacious open plan kitchen/diner with tiled flooring. Fitted kitchen with integrated gas hob and oven. Sliding doors to rear patio and sunny rear walled in private garden.

### Utility Room **2.66 x 1.81**

Tiled flooring. Fitted units. Plumbed for washing machine and dryer.

### Downstairs W.C. **1.88 x 1.00**

Tiled floors and walls. W.C., W.H.B.

### Stairs & Landing in Carpet to First Floor

### Bedroom 1 **4.04 x 3.64**

Carpet flooring. Blinds to window.

### Walk in Wardrobe **3.02 x 2.72** /Bedroom 4

Laminate flooring. Built in wardrobes.

### Ensuite **1.95 x 1.33**

Tiled floors and walls. W.C., W.H.B., Electric Shower.

### Bedroom 2 **3.24 x 3.09**

Laminate timber flooring. Blinds to window. Fitted wardrobes.

### Bedroom 3 **3.54 x 2.59**

Carpet flooring. Blinds to window. Fitted wardrobes.

### Bathroom **2.65 x 1.74**

Tiled floors and walls to ceiling. W.C., W.H.B., Jacuzzi Bath.

### APARTMENT **C. 38 sqm.**

### Living Room/Kitchen/Diner **5.77 x 3.11**

Open plan area with laminate timber flooring. White fitted kitchen with integrated oven and hob.

### Hallway **1.00 x 1.90**

### Bedroom 1 **3.07 x 3.04**

Laminate timber flooring. Fitted wardrobes. Curtains to windows.

### Shower Room **2.06 x 1.83**

Linoleum flooring. W.C., W.H.B. Electric shower with tiled surround.

## GARDEN

Double site with spacious gardens in lawn front and rear, with south west facing rear garden giving a sunny aspect all evening long.

## FEATURES

Quite private Cul de sac  
Southerly rear garden aspect  
Gas fired central heating  
uPVC double glazed windows  
Overlooking a green area  
Separate one bedroom self-contained apartment

## BER - House

Rating: C3  
BER No.: 113115174  
EPI: 223.22 kWh/msq/yr

## BER - Apartment

Rating: D2  
BER No.: 113115174  
EPI: 278.78 kWh/msq/yr



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