

For Sale

No. 8 Bishopscourt, Ballygunner, Waterford.



Sizeable Victorian Style residence, located within a private development of just 8 homes, just outside Ballygunner Village in Waterford. Constructed to the highest modern standards, this spacious property extends to C. 3,300 sq.ft. and is comprised of three reception rooms, kitchen with dining area, utility room, downstairs bathroom, and four bedrooms, three of which are en-suite. Some of the many features include, Gas fired under-floor heating and Solar Panels, solid oak doors and architraves, polished porcelain floor tiling, Solid Oak Flooring to all reception rooms and Bedrooms, high specification kitchen including all appliances and granite work surfaces. Gardens front and rear have been professionally landscaped, and include a large cobble-lock patio and separate deck area. The property also has the benefit of a detached garage, with mains power and plumbing provisions. BER No. 102556214

Viewing comes highly recommended by appointment with DNG Thomas Reid Auctioneers on 051 852233

Asking Price € 575,000

PSRA Registration No. 002015

Accommodation

Ground Floor

Entrance Hall

Impressive grand hallway finished with polished porcelain tiling.
Feature cut-string white oak staircase.

Sitting Room

Solid oak flooring with feature marble fireplace and open fire. 5.45 x 4.50
Bay window with venetian blinds, decorative moldings to ceiling,
Glazed double doors to dining room.

Dining Room

Generous family dining room with solid oak flooring, curtains and venetian 4.50 x 3.60
blinds to windows, coving to ceiling.

Sun Room (Off Entrance Hall)

Polished porcelain tiled flooring, feature double height window section, 6.60 x 3.30
Opening to over 3meters wide to patio area.
Wood pellet burning stove.

Cloakroom

Bathroom Room

WC, WHB, Bath. Beautifully tiled throughout. 2.40 x 2.40

Kitchen

High gloss crafted fitted kitchen with island bar and granite work surfaces. 4.15 x 5.50
Extensive inventory of Miele stainless steel fitted and integrated appliances.
Polished porcelain flooring, French doors to patio area.

Utility

Fitted storage units and work surface, plumbed for washing machine and tumble dryer.

Family Room

Solid oak flooring with feature marble fireplace with oak surround and gas fire insert. 5.45 x 4.50
Bay window with venetian blinds, decorative moldings to ceiling,

First Floor

Landing

Feature white oak cut-string stair case. Oak flooring to landing with velux roof light.
Hot Press with ample storage space.
Staircase folding attic stairs to attic, fully floored and suitable for conversion.

Main Bedroom

Generous sized double master suite with solid oak flooring. Blinds to window. 4.30 x 4.50

En Suite

WC, Whb, Quadrent Bath and separate Quadrent Shower. 3.60 x 1.70
Solid marble tiled floor and walls.

Walk-in Wardrobe

Large walk-in wardrobe with ample storage. 3.60 x 2.70

Bedroom 2

Large double bedroom with solid oak flooring throughout. Blinds to windows. 5.50 x 4.10

En Suite

WC, Whb, Shower. Tiled floor and walls. 2.60 x 2.40

Bedroom 3

Spacious double bedroom with oak flooring, and blinds to windows. 4.50 x 3.50

En Suite

WC, Whb, Shower. Tiled floor and walls. 2.60 x 2.40

Bedroom 4

Double bedroom with oak flooring, and blinds to windows.

Garden Details Gardens in lawn front and rear. Extensive front garden professionally landscaped. Private rear garden with extensive cobble-lock patio and separate deck area. Detached garage with roller shutter door, insulated cavity walls, wired with mains power and plumbed for WC.

Features All internal doors, door frames and architraves solid oak.
Polished porcelain flooring throughout the downstairs.
Very efficient home with under-floor heating and wood pellet stove.
Superb location with beautiful views over the river Suir.
Burglar alarm with wiring provision for CCTV.

Heating Zoned Gas Fired Central Heating.
Downstairs under floor Upstairs - Upstairs radiators.
Wood pellet stove to main reception area and hallway.



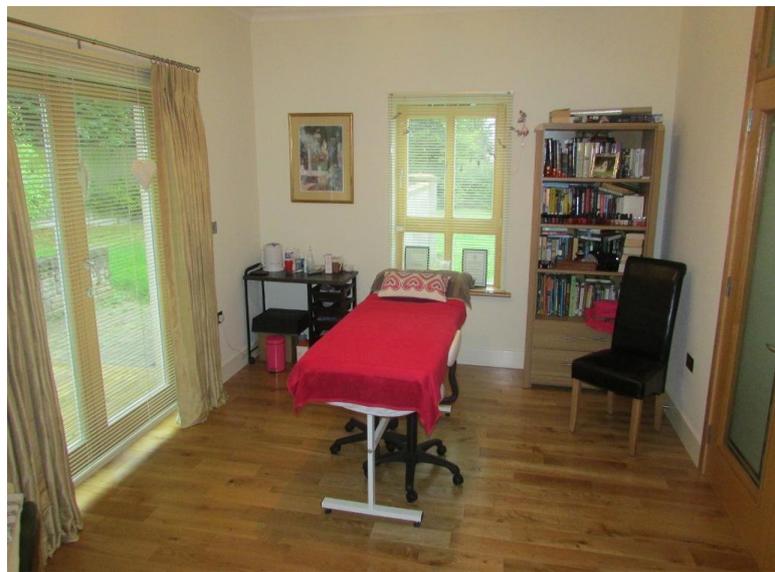
EPI: 109.1 kWh/m²/yr

BER Number: 102556214

Viewing by prior appointment with Thomas Reid Auctioneers

Phone 051-852233











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FOR SALE

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