



**No. 21 Bishopsfield, Williamstown, Waterford. X91 AE3E.**

**For Sale**

**€349,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 4  
**Size:** c. 131 sq.m. /c. 1410 sq.ft.



PSRA Licence Number: 004069



**REID & COPPINGER**

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## DESCRIPTION

Spacious, modern, well-proportioned, and ideally located, all words that come to mind while describing this fantastic four bedroom semi-detached home on the Williamstown Road in Waterford. Bishopsfield is an exclusive development of three and four bedroom homes, completed to a very high standard with a host of features and quality finishes including extra ceiling height downstairs. In pristine modern condition throughout, this substantial four bedroom residence extends to c.1410 sq.ft. with four bedrooms and four wc's. The property offers generous living accommodation which comprises entrance hall, living room, dining room, kitchen, utility room with laundry chute from upstairs and WC. Upstairs two ensuite double bedrooms with a further two bedrooms and main bathroom. Situated overlooking a large green area, the property has off street parking to the front for two cars, and a private garden not overlooked to either the front or the rear. Viewing highly recommended.

## LOCATION

Within the private development of Bishopsfield on the Williamstown Road, the property is ideally located and in close proximity to local schools including Ballygunner National School and Gaelscoil Phort Lairge. Also, within easy reach of University Hospital Waterford, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

**ASKING PRICE €349,000**

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



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## ACCOMMODATION

### Entrance Hall

Polished porcelain tiled flooring.

5.78 X 2.17

### Living Room

Carpet flooring. Cream feature fireplace with cast iron hearth and granite plinth. Coving to ceiling. Blinds and curtains to window.

6.17 x 4.00

### Dining Room

Polished porcelain tiled flooring. Cornice detail to ceiling. Coving to ceiling. French doors to rear garden.

3.25 x 4.30

### Utility Room

Tiled flooring. Fitted work surfaces. Plumbed for washing machine and dryer. Laundry chute from upstairs.

1.53 X 1.46

### Kitchen

Tiled flooring. Cherry shaker style units. Electric oven and ceramic hob. Extract unit. Glass splash back. Integrated fridge freezer. Recessed spot lighting. Blind to window

2.70 x 4.26

### WC

Tiled flooring. WC. WHB. Blinds to window.

1.63 X 1.53

### Bedroom 1

Carpet flooring. Fitted wardrobes. Blinds window

4.17 x 2.71

### En Suite

Tiled flooring. WC. WHB. Pumped electric shower. Chrome heated towel rail

2.44 X 1.68

### Bedroom 2

Carpet flooring. Fitted wardrobes. Blind window

3.28 x 3.98

### En Suite

Tiled flooring. WC. WHB. Shower.

2.42 X 1.62

### Bedroom 3

Carpet flooring. Fitted wardrobes. Blinds and curtains to window

3.45 x 2.69

### Bedroom 4

Carpet flooring. Fitted wardrobes. Curtains to window

2.39 x 2.81

### Bathroom

Tiled flooring. WC. WHB. Bath with shower mixer unit. Laundry chute to utility

2.48 x 1.75



## FEATURES

Sought after location on the Williamstown Road  
Two en-suite bedrooms  
Gas fired central heating.  
Property located overlooking a green area.  
Private rear garden

## BER

Rating: C1  
BER No.: 1050301667  
EPI: 161.1 kWh/msq/yr

## GARDEN

Very private rear garden in lawn with patio area. Tarmacadam front driveway with off street parking for two cars.



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