



**For Sale**  
**19 Woodview Close Maypark Village Waterford X91F9PH**  
**Offers From €510,000**



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**c. 165 SQ.FT.**



**2 RECEPTION ROOMS**



**3 BATHROOMS**



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## DESCRIPTION

Situated just off the Dunmore Road on Maypark Lane in Maypark Village, No. 19 Woodview Close is a beautifully presented four-bedroom detached residence of c. 165 Sqm. The property is situated in a quiet cul-de-sac of similar individually designed detached family homes. The property comprises of entrance hallway, living room, sitting room, large open kitchen/diner, utility room and wc. On the first floor there are four, generous bedrooms, including master bedroom en-suite and main bathroom. Gardens to the rear are private with both a covered pergola and paved patio area with mature hedging and lawns. To the front of the property there is a cobble lock driveway for two cars. The property is in walk in condition with the benefit of PVC double glazing throughout and heating is provided for by an oil fired central heating system. Viewing this attractive detached residence comes highly recommended.

## LOCATION

The property is located in the sought after residential area of Maypark Village off Maypark Lane and the Dunmore Road in Eastern suburbs of Waterford City. This family home is within walking distance of University Hospital Waterford, Ardkeen and Tesco Shopping Centres and a host of local amenities including sports, entertainment, and leisure facilities. The property is also situated within easy access to primary and secondary schools as well as local crèche and childcare facilities on the Dunmore Road area. The location also allows for easy access to the city centre and also to the Waterford IDA Industrial Estate and all other routes via the Outer Ring Road.

**OFFERS FROM €510,000**

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



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## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

5.43 x 1.81

Laminate wood flooring. Radiator cover. Coving to ceiling. Recessed lighting.

#### Living Room

6.75 x 3.98

Wood flooring. Fireplace with wood burning stove and marble plinth. Glass double doors to kitchen/diner. Wooden venetian blinds and curtains to windows. Coving to ceiling and ceiling rose.

#### Sitting Room

4.07 x 3.94

Wood flooring. Fireplace with marble surround and wood burning stove. Wooden Venetian blinds to bay window.

#### Kitchen/Diner

8.82 x 5.04

Tiled flooring. New fitted kitchen with marble worktops and an integrated double oven and hob. Tiled splashback. Centre breakfast bar with sink unit. Double doors from kitchen area and dinging area to manicured garden. Recessed lighting.

#### Utility Room

3.90 x 1.16

Tiled flooring. Plumbed for washing machine and dryer.

#### WC

1.00 x 1.20

Tiled flooring. WC. WHB with vanity unit. Venetian blinds to window.

### FIRST FLOOR

#### Bedroom 1

4.13 x 3.76

Wood flooring., Fitted wardrobes. Wooden venetian blinds to bay window.

#### En Suite

2.17 x 2.03

Tiled flooring. WC. WHB with vanity unit. Electric T90 shower with glass door. Walls tiled from floor to ceiling.

#### Bedroom 2

4.18 x 4.53

Wood flooring. Slide robe wardrobes. Recess lighting. Velux window.

#### Bedroom 3

3.02 x 3.53

Wood flooring. Wooden venetian blinds and curtains to window.

#### Bedroom 4

Wood flooring. Venetian blinds and curtains to windows.

#### Bathroom

2.84 x 2.24

Tiled flooring. WC. WHB with vanity unit. Bath with electric T90 shower. Walls tiled from floor to ceiling. Wooden venetian blinds to window.













## FEATURES

Beautiful four bedroom home extending to c. 165 sqm (c. 1776 sq.ft)

Modern contemporary styled residence

Two reception rooms with a large open plan kitchen/diner

Mature gardens with cobble lock driveway

## VIEWING

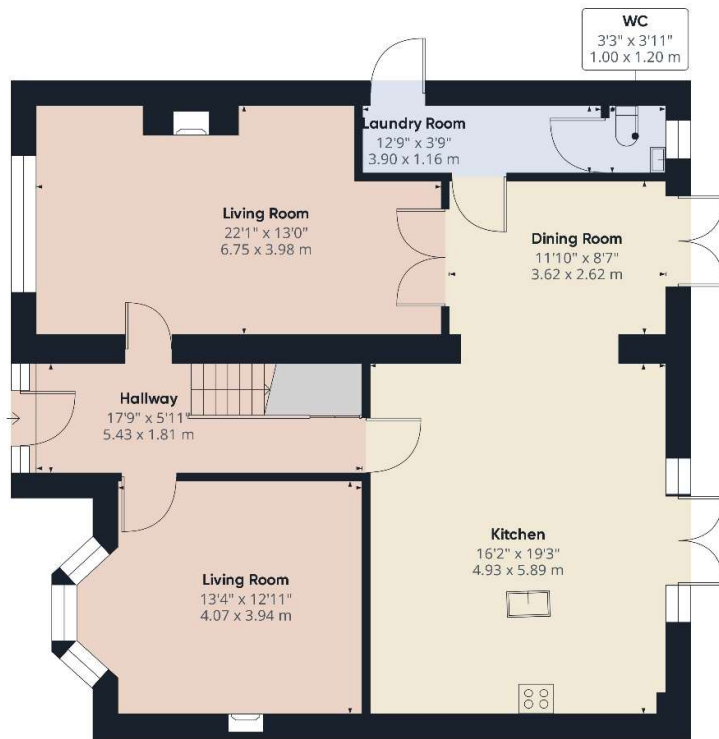
By appointment with selling Agents DNG Reid & Coppinger

## BER DETAILS

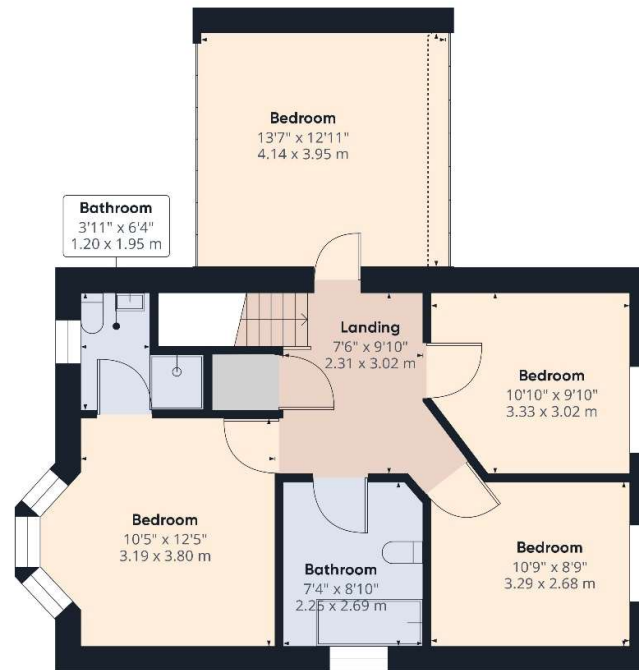
BER C2

BER No. 103860466

Energy Performance Indicator 179.41 kWh/msq/yr



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1705.75 ft<sup>2</sup>  
158.47 m<sup>2</sup>

**Reduced headroom**

12.06 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

