



No. 28 Brookhurst, Collins Avenue, Waterford. X91V8N5

For Sale

(Offer in excess of) €265,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 106 sqm. /c. 1140 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

On a large corner site with mature gardens, No. 28 Brookhurst is a well proportion three bedroom semi-detached home with garage suitable for conversion. The property is located close to the front of the development in a quiet branch road off the main avenue. This large three bedroom home comprises of entrance hall, WC, living room, large open plan kitchen / diner, utility room, and garage suitable for conversion to additional bedroom or second reception room. Upstairs the property comprises of a family bathroom, master bedroom with en-suite shower room, and two further bedrooms. The property has recently been repainted throughout with new carpets to the stairs, landing and all three bedrooms. With a large front garden and cobblelock driveway the property can accommodate off-street parking two or more cars, while the private rear garden has a walled boundary with a sunny Westerly aspect.

LOCATION

Located on the Dunmore Road within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital and Tesco and Ardkeen Shopping Centres. The property is also within easy reach of Waterford City Centre, and on a local bus route with access to a host of primary and secondary schools.

ASKING PRICE €265,000

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

dng.ie

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ACCOMMODATION

Entrance hall **4.43 x 2.89**

Tiled floor.

Living Room **5.48 x 4.21**

Wooden flooring. Wooden venetian blinds. Cast iron fireplace, marble plinth, mahogany surround. Double doors to kitchen/diner.

W.C. **1.57 x 1.38**

WC, WHB. Linoleum flooring.

Kitchen/Diner **6.03 x 3.53**

Polished porcelain tiled flooring. White gloss fitted kitchen. Integrated dishwasher and fridge freezer. Gas hob. Marble tiled splashback. French doors to garden, uPVC double glazed.

Utility **2.49 x 1.53**

Linoleum flooring. Plumbed for washing machine and dryer.

Garage **2.48 x 4.76**

Up and Over garage door. Suitable for conversion.

Stairs and landing in carpet.

Main Bathroom **2.37 x 2.28**

WC, WHB, Bath. Shower mixer to bath. Tiled floor and walls to ceiling in polished porcelain.

Master Bedroom **4.64 x 3.68**

Newly carpeted flooring. Wooden venetian blinds. Fitted wardrobes.

En Suite **2.27 x 1.48**

WC, WHB, Shower. Electric shower with glass shower enclosure.

Bedroom 2 **3.60 x 3.38**

Newly carpeted.

Bedroom 3 **3.18 x 3.26**

Newly carpeted.

GARDEN

Front garden in lawn, private South West facing rear garden also in lawn with cobble-lock patio area.

FEATURES

Gas fired central heating
Teak double glazed windows
Private South West facing rear garden
Cobblelock patio area
Mature front and rear gardens in lawn
Large corner site
Cobblelock driveway for 2 cars

BER

Rating: D1
BER No.: 115164469
EPI: 229.58 kWh/msq/yr



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