



No. 25 Hunters Close, Castle Grange, Waterford. X91XCV6.

For Sale

€155,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 70 sqm. /c. 753 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent two storey mid terrace family home situated in the popular modern style residential estate of Castle Grange. This property is in walk in condition and has recently been ungraded throughout to include new flooring and Bathroom suite. The property would make an excellent starter home or investment due to a central location close to a host of local amenities. The Accommodation comprises of entrance hall, living room, kitchen/diner with 2 bedrooms and a bathroom on the first floor. The property benefits from gas central heating and uPVC double glazed windows. Private rear gardens in lawn with garden shed.

LOCATION

The property is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres, as well as a host of local amenities. The location also affords easy access to the City Centre and the outer ring road and all routes. Situated near to a regular bus service that operates daily.

ASKING PRICE €155,000

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



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ACCOMMODATION

Entrance Hall

Timber laminate flooring. Storage under stairs.

Living Room

4.14 x 3.53

Laminate Oak flooring. Oak fireplace with cast iron hearth and plinth. Open Fire. Venetian blinds to window.

Kitchen / Diner

4.58 x 3.69

Tiled floor. Traditional fitted kitchen with tiled splash back. Wood effect work surfaces. Integrated stain steel oven and hob. Large Island Unit with breakfast bar.

Master Bedroom

4.58 x 4.18

Large double bedroom with laminate timber flooring. Fitted wardrobes. Curtains and Venetian blinds to window.

Bedroom 2

2.40 x 3.69

Double bedroom with laminate timber flooring. Fitted wardrobes. Venetian blinds to window.

Bathroom

Polished porcelain tiled flooring. Tiled walls. Newly fitted bathroom with W.C., W.H.B. with vanity unit, Bath with electric shower.

GARDEN

Garden in lawn to the rear with garden shed.

Ample parking to the front

FEATURES

In walk in condition

uPVC double glazed windows

Superb location

Gas fired central heating

Private rear garden

BER

Rating: C2

BER No.: 108065731

EPI: 196.54 kWh/msq/yr



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