



## **2 Hazelhurst : Grantstown Village : Waterford : X91 TOA4**

Detached residence of c. 446sq.m./c. 4,801 sq. ft on a c. 1 Acre Site.

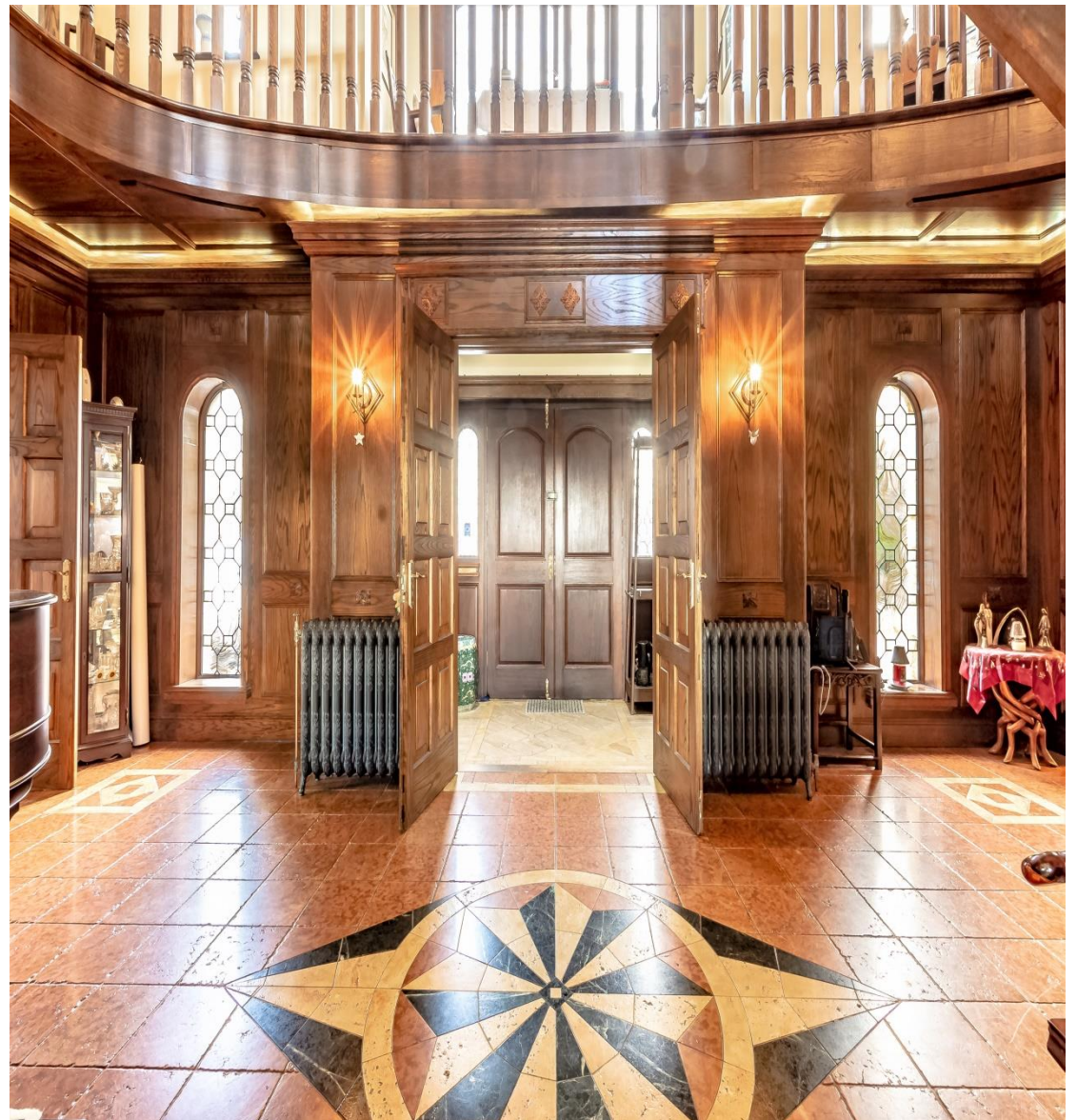








Situated within a private development of detached homes in Waterford's Eastern Suburbs, No. 2 Hazelhurst is a very individual property within this development. Occupying the equivalent of three sites of those of neighbouring properties, the site extends to c. 1 Acre with extensive driveway, gardens, tennis court, and detached two car garage with overhead studio apartment. Extending to C. 4,801 sq. ft., the house has been constructed to an extremely high standard, and has been meticulously maintained by the current owners, as well as making improvements such as solar panels to maintain the high BER rating of B2. Upon entering the property you begin to get a sense of the size and scale of the property. An entrance porch with cloakroom leads to the grand hallway which has been finished with rich Oak wood panelling and tiled flooring throughout, further complimented by the handmade curved staircase with bespoke balustrades and newel posts, all leading to a large overhead gallery and landing. This sense of space and comfort is echoed all throughout the property, which has been cleverly designed for family living and entertaining. At the centre of this family home is a large kitchen with island bar and bespoke hand-made kitchen with granite surfaces, which leads to the dining room, conservatory and both reception rooms, as well as the corridor to the laundry, downstairs WC and study. Upstairs the large gallery and landing area is overlooked by a large decorative glass window with seating area underneath and timber back-light pelmet throughout with matching radiator covers. The master bedroom leads through to a walk-in wardrobe, and on to the en-suite shower room with wet-room shower, and also leads into a dedicated Jacuzzi room which can also be accessed from the landing. Three further double bedrooms are provided upstairs with the main bathroom also being used as an en-suite for the guest bedroom, while the two remaining sizable bedrooms share a similarly sizable en-suite shower room (Jack & Jill) with wet room shower and dual sink units.







## ACCOMMODATION

### Entrance Porch **3.49 x 1.43**

Porcelain tiled flooring. Fitted Cloaks.

### Entrance hall **8.43 x 4.13**

Tiled flooring throughout. Stained oak wood panelled walls. Feature handmade curved stairs with bespoke newell posts and balustrades. Decorative glass windows to front. Fitted wine rack under stairs.

### Sitting Room **5.75 x 4.53**

Solid timber flooring. Wood panelled walls floor to ceiling. Decorative radiator. Antique cast iron open fireplace with tiled plinth and wooden surround. Wooden Venetian blinds to windows.

### Living Room **5.56 x 6.64**

Solid pitch pine flooring. Exposed timber beams to ceiling. Natural cut stone wall detail. Built in solid fuel stove with flag stone plinth. Feature bar. Cabled for surround sound and multi-room audio.

### Dining Room **5.77 x 3.64**

Quarry slate tiled floor. Fitted storage and display cabinetry with matching pelmet and centre light detail. Sliding door to conservatory. Accordion style folding double doors to kitchen.

### Conservatory **8.40 x 4.86**

Tiled flooring throughout. Solid roof with Velux roof light windows. LED spot lights. PVC double glazing throughout. French doors to garden and patio area. Solid fuel stove.

**Kitchen** **7.59 x 5.16**

Tiled flooring throughout. Bespoke handmade kitchen with granite work surfaces. Large island unit with double stainless steel sink unit. Siemens ceramic induction hob and non induction hob. Quooker tap for instant boiling water. Ample storage units throughout island bar. Ceiling height kitchen units with pelmet detail. American style fridge freezer. Fitted De Dietrich oven and grill. Decorative stone feature detail to wall. Feature brick wine rack and display unit. Double doors to hall.

**Study/Bedroom 5** **4.00 x 3.04**

Carpet flooring. Fitted desk and book shelving. Sliding patio doors to rear garden.

**Utility Room** **3.49 x 4.00**

Tiled flooring. Fitted kitchen units at ground and eye level. Plumbed for washing machine and dryer.

**WC/Shower** **2.26 x 2.29**

Tiled floor and walls throughout. WC, WHB, Shower.



**FIRST FLOOR**

**Stairs and landing**

Large open gallery landing with solid wood flooring. Feature window with decorative glass and seating area. Wooden pelmet throughout upstairs landing with LEB back light and matching decorative radiator covers.

**Master Bedroom Suite**

**Bedroom** **4.04 x 5.78**

Carpet flooring. Extensive fitted wardrobes with vanity area. Wooden coving detail. Raised area with fitted wooden wall sections in oak with matching headboard and lockers (fitted).

**Walk in Wardrobe** **3.48 x 3.39**

Carpet flooring. Fitted storage with hanging space. Fitted vanity area.

**En Suite** **3.29 x 2.21**

Tiled floor and walls in quarry slate. Wet room shower with mosaic floor tiles. Timber beam ceiling detail. WC, WHB, Shower.

**Jacuzzi Shower** **4.32 x 3.99**

With access from master suite and hall. Tiled floor and wall behind Jacuzzi. Jacuzzi hot tub built in with raised platform and tiled steps on either side. Exposed rustic timber beam detail to ceiling.

**Hot Press****Main Bathroom** **3.99 x 2.69**

Tiled flooring throughout. Decorative stone detail on walls. Shower with (wet room) rain water over head shower head. Quadrant bath with raised steps in stone finish. Recessed spot lighting. WC, WHB, Bath, Shower.

**Bedroom 2** **4.01 x 3.64**

Carpet flooring. Generous double bedroom. Fitted wardrobes with matching fitted headboard and vanity area. Wooden Venetian blinds. Access to main bathroom.

**Bedroom 3** **5.77 x 3.79**

Carpet flooring. Very large double bedroom. Extensive fitted wardrobes with vanity area and separate study area. Fitted storage and shelving units. Wooded pelmet over window and matching coving to ceiling.

**En Suite** **1.92 x 3.86**

Tiled floor and walls throughout. Dual access en-suite (Jack & Jill) from both Bedroom 3 & 4. Large wet room shower area. Dual sink units. Recessed spot lighting to ceiling.

**Bedroom 4** **5.79 x 4.46**

Very large double bedroom. Extensive fitted wardrobes with vanity area and separate study area. Fitted storage and shelving units. Wooded pelmet over window and matching coving to ceiling.

**Attic**

Stira access. Partially floored for storage.













## LOCATION

Situated within walking distance of Tesco Ardkeen, The Ardkeen Shopping Complex and University Hospital Waterford, the property is ideally located in the Eastern Suburbs of Waterford City with an abundance of local amenities available and easy access to the outer ring road and Waterford City Centre. A regular bus service is available on the Williamstown Road, while excellent schools are available at Ballygunner (Primary) and Waterpark, De La Salle, and Newtown to name but a few in the Newtown Road area of Waterford City.

## GARAGE

Detached two car garage with up and over garage doors.

## APARTMENT OVER GARAGE (STUDIO)

Tiled entrance hall. Pine wood staircase.

Open plan kitchen/living area 4.75 x 5.15

Vaulted ceiling with two Velux roof lights windows. Storage to eaves. Beech wood flooring throughout.

Shower Room 1.80 x 1.75

Tiled flooring. WC. WHB. Quadrant shower with glass door. Walls tiled around shower.

Kitchen area with fitted Shaker style units. Ceramic hob and stainless steel extractor, integrated fridge.

## GARDEN

Externally the property has extensive lawned gardens approached by a coloured imprinted concrete driveway with enclosed side yard area, and walled garden boundary to both sides of the house. A large two car garage provides excellent storage space while side access to the garage allows access to the studio apartment over-head, ideal for a dependent relative or for a live in au-pair or nanny. Extensive gardens in lawn with tree lined boundary and a large patio area to the rear. Tarmacadam tennis court. Outdoor lighting.





## FEATURES

Sizable five bedroom home extending to c. 474 sqm (c.5,102 sq.ft)

Substantial c. 1 acre private site with extensive gardens and tennis court

Two car garage with studio apartment over-head

B2 Energy Rating - Solar panels and PVC double glazing throughout

Gated entrance with expansive driveway

Excellent living accommodation with 3 reception rooms and 4 / 5 bedrooms

Jacuzzi room with dual access

Multi room audio throughout

## ASKING PRICE

€795,000

## VIEWING

By appointment with selling Agents DNG Reid & Coppinger

## BER DETAILS

BER **B2**

BER No 103822714.

Energy Performance Indicator 119.49 kWh/m.sq./yr



















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