



**Ballygunnercastle : Grantstown : Waterford : X91 V0A9.**

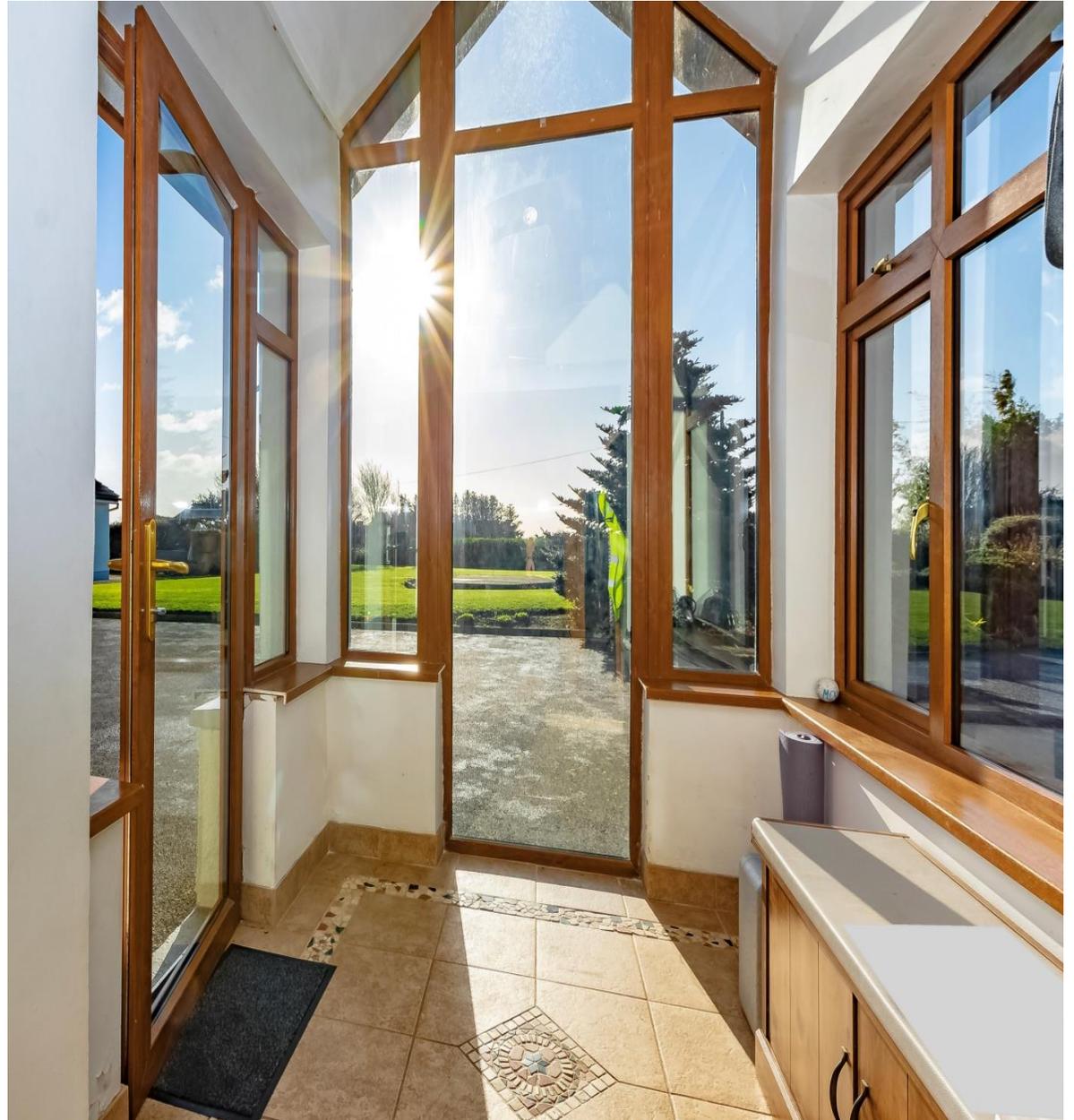
Detached residence of c. 250 Sq.m.

**ASKING PRICE €575,000**





Beautifully presented detached bungalow in excellent modern condition extending to c. 250 Sqm. on a mature landscaped c. 0.55 Acre site. Ideally located just 5 miles from Waterford City, this attractive property has all the benefits of countryside living within a short distance of Waterford City and all local amenities. Surrounded by mature landscaped gardens the property enjoys countryside views in all directions, while maintaining privacy from the public road with a secure gated entrance with electric gates. Accommodation comprises of entrance porch, entrance hall, living room, sitting room, study, large open plan kitchen with dining and living area, utility room, main bathroom, five double bedrooms two of which are en-suite, and a large walk in wardrobe to the master bedroom. The property also has a large converted garage with toilet and shower room, suitable as a work from home space or gym, but equally suitable for use as a maisonette having provisions for a kitchenette. For storage, a large steel shed with concrete floor is located to the side of the garage, with a second smaller shed to the side of the main house, allowing for excellent space for family storage and outdoor pursuits equipment. Viewing this exceptional property comes highly recommended. The property is situated in the Ballygunner area, East of Waterford City. The property is located c. 5 miles from Waterford City, c. 3 miles from University Hospital Waterford, and both the Tesco & Ardkeen shopping centres. The property is just c. 1 mile from Ballygunner National School, with a regular bus route to and from the City Centre from Ballygunner Village. The property enjoys easy access to the outer ring road giving ease of access to the Waterford IDA Industrial Estate, Waterford Institute of Technology, and all major routes.



## ACCOMMODATION

### Entrance Porch

**2.10 x 2.80**

Large glass entrance porch. Ceramic tiled flooring. Decorative radiator cover. Recessed spot lights

### Entrance Hall

Tiled flooring.

### Living Room

**3.50 x 4.07**

Solid beech flooring. Cast iron fireplaces. Vaulted ceiling. Curtains and blinds.

### Sitting Room

**3.65 x 6.06**

Laminate wood flooring. Fireplace in brick with aged pine surround. Ceilings with exposed beams.

### Study

**2.82 x 2.10**

Carpet flooring.

### Kitchen

**7.90 x 6.07**

Large open plan kitchen living and dining area. Ceramic tiled flooring throughout. Cream traditional styled kitchen with granite work surfaces. Rangemaster stove with extractor. Large island bar with seating area. French doors to patio area.

### Utility

**2.19 x 1.52**

Ceramic tiled flooring. Ground and eye level units. Plumbed for washing machine and dryer.



**Bedroom Hallway**

Ceramic tiled flooring. Recessed spot lights. Velux window.

**Bathroom****2.10 x 3.20**

Tiled flooring. Tiled walls. WHB. WC. Quadrant shower unit with Triton Aqua Sensation pumped electric shower. Spot lights.

**Bedroom 1****5.66 x 4.54**

Large master bedroom suite. Carpet flooring. Sliderobe wardrobes. Curtains and blinds. Patio door to rear garden.

**En Suite****2.72 x 2.42**

WC, WHB, Shower, Bath. Corner bath with shower mixer. Separate quadrant shower with glass enclosure.

**Dressing Room****4.82 x 2.48**

Carpet flooring. Sliderobe wardrobes. Recess spotlights

**Bedroom 2****3.18 x 3.10**

Solid beech flooring. Roller blinds and curtains.

**En Suite****3.65 x 6.06**

Tiled flooring. Tiled walls. WC. WHB. Triton T90 SI electric shower.

**Bedroom 3****3.80 x 3.33**

Laminate wood flooring. Fitted wardrobes. Radiator cover. Curtains and blinds.

**Bedroom 4****3.06 x 3.07**

Solid beech flooring. Slidre robes. Roller blinds and curtains.

**Bedroom 5****3.06 x 3.07**

Solid beech flooring. Slide robes. Blinds.

**Detached Garage****4.66 x 7.70**

Laminate wood flooring. WC. WHB. Shower. Plumbed for kitchenette.

**Steeltech Garage****6.07 x 3.04**

Concrete floor.











## FEATURES

Sizable five bedroom home extending to c. c.250 sqm (c.2,690 sq.ft)

c. 0.54 acres site with beautiful landscaped gardens.

Two reception rooms with study

Recently modernised and extended bungalow

Secure electric gated entrance

Beautiful panoramic countryside views

Steeltech Shed with concrete floor

Detached Garage. WC. WHB. Shower. Plumbed for kitchenette.

## ASKING PRICE

€575.000

## VIEWING

By appointment with selling Agents DNG Reid & Coppinger

## BER DETAILS

BER C2

BER No. 107850307

Energy Performance Indicator: 188.23kWh/msq/yr

