



No. 28 Mount Suir, Gracedieu, Waterford. X91YDW9

For Sale

€198,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 130 sqm. / 1400 c. sq.ft.



PSRA Licence Number: 002015



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Waterford
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DESCRIPTION

Spacious four bed semi-detached family home situated in the popular residential estate of Mount Suir, Gracedieu, Waterford. Situated in a quiet cul de sac of just eight houses, overlooking a large green area. The property has the benefit of gas fired central heating, double glazed windows and spacious front and rear gardens with cobble lock driveway to the front. This family home comprises of ground floor Entrance hallway, sitting room, kitchen, dining room/TV room, downstairs toilet and first floor 4 bedrooms including Master bedroom with En suite and bathroom. The property would make an excellent family home or for the discerning investor.

LOCATION

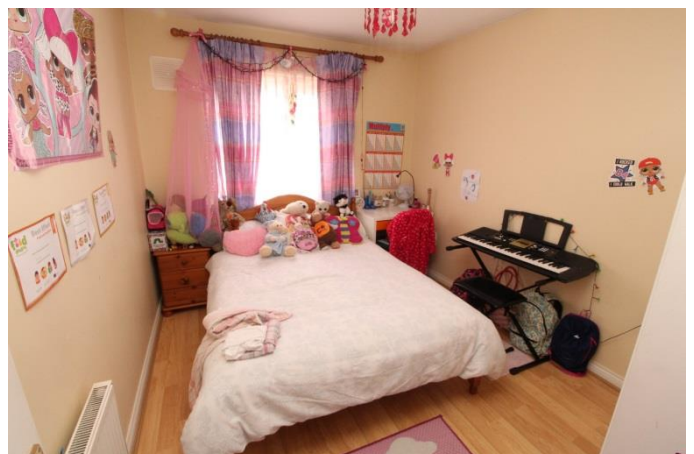
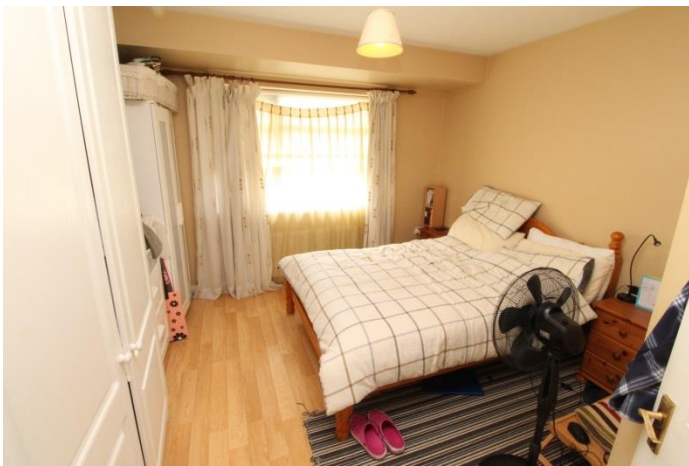
Located off the Carrickpherish & Gracedieu Road, directly adjacent to the new Carrickpherish Library within minutes of Waterford Industrial Estate, Cleaboy Business Park, Hyper Supervalu shopping centre with a choice of excellent schools nearby. Within close proximity to the Outer Ring Road which provides easy access to many locations including the Dunmore Road, University Hospital Waterford and Dunmore East and Waterford City centre is a short drive away.

ASKING PRICE €198,000

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



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ACCOMODATION

Entrance Hall **4.36 x 2.49**

Laminate wood flooring.

Sitting Room **5.47 x 3.66**

Laminate wood flooring. Open fireplace with granite hearth and gas fire insert. Double door to dining room/TV room. Coving to ceiling. Blinds to windows

Dining Room/TV Room **3.14 x 4.34**

Laminate wood flooring. Sliding patio doors to rear garden. Coving to ceiling.

Kitchen **4.60 x 3.39**

Tiled flooring. Fitted kitchen with integrated oven, hob, and extractor fan. Blinds to windows.

Downstairs WC **1.70 x 1.26**

Laminate wood flooring. WHB. WC.

Stairs and Landing in carpet

Master Bedroom **4.03 x 3.48**

Laminate wood flooring. Blinds to windows.

En Suite **2.10 x 1.67**

Tiled flooring. WC. WHB. Shower.

Bedroom 2 **3.47 x 3.46**

Laminate wood flooring. Fitted wardrobes. Blinds to windows.

Bedroom 3 **3.16 x 2.38**

Laminate wood flooring. Fitted wardrobes. Blinds to windows.

Bedroom 4 **2.70 x 2.71**

Laminate wood flooring. Blinds to windows.

Main Bathroom **2.17 x 1.87**

Tiled flooring. WC. WHB. Electric Shower. Walls tiled from floor to ceiling.



GARDEN

Front garden in lawn with cobble lock driveway. Garden in lawn to rear

FEATURES

Gas fired central heating.

PVC double glazing

Situated in a cul de sac of just eight family homes

BER

Rating:

C1

BER No.:

111986642

EPI:

151.63 kWh/msq/yr

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