

## For Sale

### No. 7 Bowefield, Gracedieu, Waterford



Modern, stylish, attractive four/five bedroom detached home, occupying an elevated position with stunning views of Waterford City and The River Suir, located in the Gracedieu area of Waterford City. Set out over three floors, the property extends to c.1,700 sq.ft. Constructed in 2006 this turn-key property comes to the market in pristine condition throughout having been beautifully decorated throughout and meticulously maintained. Accommodation comprises of **Ground Floor:** entrance hall, separate wc, living room, Kitchen/dining room. **Lower Ground Floor:** main bathroom, laundry cabinet and hot press, two double bedrooms one of which is En-suite, and sitting room (bedroom 5). **First Floor:** sizable master bedroom with En-suite shower room, and a further bedroom. The Property benefits from gas fired central heating, and maintenance free uPVC double glazed windows and doors, gardens in lawn front and rear and tarmac driveway to the front. Very attractive views over the River Suir. For further information and viewing arrangements, contact Sole Selling Agents DNG Thomas Reid on 051-852233.

**BER: No. 108450974**

**Asking Price €265,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

White polished porcelain tiled flooring. Wooden blinds to windows. Coving to ceiling. Alarm.

### **Living Room**

5.56 x 3.83

Laminate walnut wood flooring. Fireplace with cream surround and gas fire. Feature light fitting. Curtains to windows.

### **Kitchen/Dining Room**

5.64 x 3.49

White polished porcelain tiled flooring. Black high gloss bespoke kitchen. Siemens 6 ring gas hob. Stainless steel extract unit. Siemens integrated coffee machine. Integrated dishwasher. Integrated stainless steel dual oven and microwave. Extensive kitchen units with ample storage. Large integrated fridge and separate two compartment freezer unit. Stainless steel sink unit with insinkerator waste disposal unit and retractable tap unit. Recessed spot lighting. Coving to ceiling.

### **WC**

1.57 x 1.89

Tiled flooring. WC. WHB. Tiled walls floor to ceiling. Vanity unit with lighting. Recessed spot lighting

### **Lower Ground Floor**

Carpet to stairs and landing. Side entrance

### **Main Bathroom**

2.73 x 1.90

Tiled flooring. WC. WHB. Jacuzzi Bath. Tiled walls from floor to ceiling. Chrome heated towel rail. Recessed spot lighting.

### **Hot Press & Appliance Cabinet (washing machine and dryer)**

### **Bedroom 3**

5.28 x 2.56

Carpet flooring. Fitted wardrobes.

### **Bedroom 4**

3.76 x 2.74

Carpet flooring. Fitted wardrobes

### **En Suite**

Tiled flooring. WC. WHB. Shower. Tiled walls from floor to ceiling. Chrome heated towel rail.

### **First Floor**

Carpet to stairs.

### **Master Bedroom**

5.05 x 6.20

Very large master bedroom suite with carpet flooring. Fitted wardrobes. TV point. Curtains to windows.

### **En Suite**

2.13 x 1.52

Tiled flooring. WC. WHB. Electric Shower.

### **Bedroom 2**

Carpet flooring. Extensive fitted wardrobes. Storage cabinet in eaves. Blinds to window

### **Garden**

Beautiful rear garden in lawn with decking area. Stunning views over the River Suir. Garden in lawn to front of property with tarmac driveway

**Features**

Modern, Stylish Four/Five Bedroom Detached Home  
Stunning Views of Waterford City and The River Suir  
This Property is in Pristine Condition and Beautifully Decorated  
Throughout  
Meticulously Maintained  
Gas Fired Central Heating  
uPVC Windows

**Heating:**

Gas Fired Central Heating

**BER:**

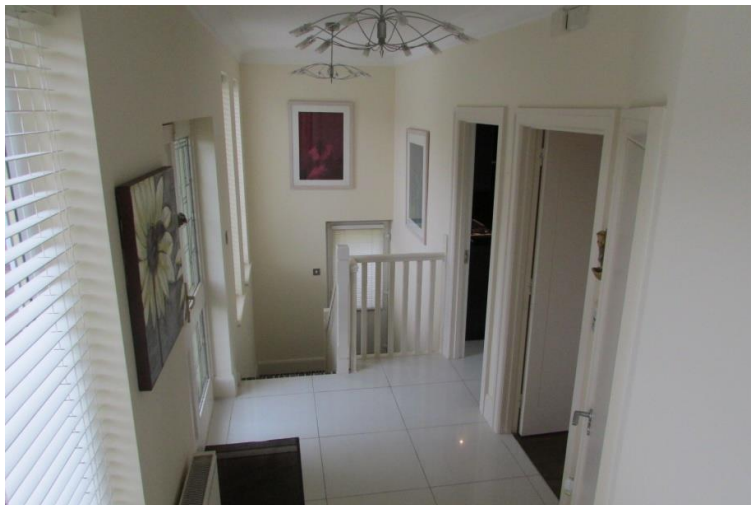
Rating C1

BER No. 108450974

EPI: 154.73 kWh/m2/yr

Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233

**DNG Thomas Reid Auctioneers PSRA License No. 002015**













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