



## No. 15 Mount Suir, Gracedieu, Waterford. X91 XE2Y

**For Sale**

**€218,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 129sq.m. /c. 1,388sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious four bed detached family home situated in the popular residential estate of Mount Suir, Gracedieu, Waterford. Situated in a quiet cul de sac, 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/ diner, living room/dining room, play room, downstairs wc 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 and 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, Dunmore East and Waterford City centre is a short drive away.

**ASKING PRICE €218,000**

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





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## ACCOMMODATION

**Entrance Hall** **4.42 x 2.62**

Semi solid wood flooring.

**Sitting Room** **3.78 x 5.53**

Semi solid wood flooring. Fireplace with granite hearth. Double doors to dining room. Coving to ceiling. Blinds to window

**Kitchen/Diner** **4.63 x 3.32**

Tiled flooring. Fitted kitchen with integrated oven and hob. Tiled splashback. Door to rear garden.

**Living Room/Dining Room** **4.34 x 3.12**

Semi solid wood flooring. Patio doors to rear garden.

**Lounge/Playroom** **4.55 x 2.26**

Semi solid wood flooring. Blinds to window.

**WC** **1.82 x 1.48**

Linoleum flooring. WC. WHB.

**Bedroom 1** **4.28 x 3.53**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

**Ensuite** **2.03 x 1.69**

Tiled flooring. WC. WHB. Shower. Velux window

**Bedroom 2** **3.61 x 3.49**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

**Bedroom 3** **3.60 x 2.75**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

**Bedroom 4** **2.90 x 2.70**

Laminate wood flooring. Fitted wardrobes. Blinds to window.

**Bathroom** **1.87 x 2.18**

WC. WHB. Bath with T90 electric shower. Tiles around bath and shower



## FEATURES

Overlooking a large green area  
Situated in a quiet cul de sac  
Large corner site  
Gas fired central heating  
Teak double glazing

## BER

Rating: B3  
BER No.: 109151522  
EPI: 145.74 kWh/msq/yr

## GARDEN

Garden to front in lawn on a large corner site with cobble lock driveway. To the rear garden is in lawn with cobble lock paving and patio area.



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