



## No. 5 The Dell, Grantstown Park, Waterford. X91H0X6

**For Sale**

**€209,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 110 sq. m. /c. 1,184 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

**THOMAS REID**

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## DESCRIPTION

Generously proportioned and beautifully presented four bedroom semi-detached family home, This property has accommodation which includes a reception room, kitchen/dining room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. Extending to c. 1,184 sq.ft., the property also occupies a generous site with gardens front and rear with room to extend to the side of the property subject to the relevant planning permission. Viewing this property in this excellent location comes highly recommended.

## LOCATION

Within the private development of Grantstown Park on the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including The Brasscock Shopping Centre, Woodlands Hotel and Leisure Centre, Waterford University Hospital and Tesco and Ardkeen Shopping Centres with Waterford City Centre just a 5 minute drive away.

**ASKING PRICE €209,000**

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

The logo for dng.ie, consisting of the text 'dng.ie' in a white, lowercase, sans-serif font, centered within a solid red circle.

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## ACCOMODATION

**Entrance Hall** 5.31 x 1.87

Oak flooring.

**Living Room** 3.95 x 4.93

Oak flooring. Double doors to kitchen/dining room. Blinds to window.

**Kitchen/Dining Room** 4.07 x 5.61

Tiled flooring. New fitted kitchen. Recess lighting. Sliding door to patio and back garden

**W.C.** 2.06 x .99

Tiled flooring. WC. WHBH.

**Stairs and landing in carpet.**

**Bedroom 1** 3.15 x 3.67

Carpet flooring. Blinds to window.

**En Suite** 2.30 x .97

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

**Bedroom 2** 3.06 x 4.47

Carpet flooring.

**Bedroom 3** 2.87 x 3.09

Carpet flooring. Built in wardrobe. Blinds to window.

**Bedroom 4** 2.38 x 2.76

Carpet flooring. Blinds to window.

**Bathroom** 1.96 x 1.83

Tiled flooring. WC. WHB. Bath with T90 electric shower. Walls tiled from floor to ceiling.

## GARDEN

Cobble lock driveway and garden in lawn to front. Rear garden in lawn with gated side entrance.

## FEATURES

Ideally located on the Dunmore Road

Close to shops and local amenities

Ideal property for first time buyers or Investment

## BER

Rating: C2

BER No.: 102891470

EPI: 39.05 kWh/msq/yr



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