



No. 11 Castlewoods, Ballinamona, Waterford. X91FRH1.

For Sale

€695,000

Bedrooms: 5
Reception Rooms: 4
Bathroom's / WC's 6
Size: c. 371sqm. /c. 3,993 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GROUP
DNG

REID & COPPINGER

52 High Street
Waterford

T: 051852233

E: info@dngreidandcoppinger.ie

W: www.reidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

DNG Reid & Coppinger are delighted to present to the market No. 11 Castlwoods, Ballinamona, Waterford. Castlewoods is an exclusive development of individually designed detached homes in a secluded country woodland setting, close to Waterford City. This beautifully presented light filled family home has been built and fitted out to the highest of standards. This stunning home extends to circa 3993, sq.ft. with additional and substantial converted attic space. The property is ideally situated on a spacious corner site with private rear garden with countryside views of Waterford City. Ballinamona is one of Waterford most desirable locations offering a lifestyle of country setting but yet within minutes' drive to the outer roads and Waterford City. Accommodation comprises of entrance porch, entrance hallway with vaulted ceiling and feature staircase, living room, sitting room large open plan kitchen/dining room, utility room, WC, playroom and TV Room along with garage. First floor comprises of five spacious bedrooms with the master bedroom boasting a walk in wardrobe, ensuite with circular sunken Jacuzzi bath and French doors to a Juliet balcony. Four further bedrooms with en suites and a main bathroom. Second floor attic.

LOCATION

Within the private development of Castlewoods on the old Tramore Road on the outskirts of Waterford City. This superb property is located within close proximity of Waterford City, and just minutes from the outer ring road giving easy access to all areas. The property is also located a short distance from Tramore and also the Dunmore Road area of the City in the eastern suburbs, with all local amenities available including schools, sports and leisure.

ASKING PRICE €695,000

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



dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





ACCOMODATION

Entrance Porch **2.30 x 1.70**

Tiled flooring.

Entrance Hall **5.60 x 5.35**

Marble tiled flooring. Vaulted ceiling.

Living Room **4.44 x 6.01**

Solid walnut wood flooring. Fireplace with marble surround, white marble hearth with cast iron inset. Blinds and curtains to window. Coving to ceiling.

Sitting Room **5.74 x 4.48**

Solid walnut wood flooring. Fireplace with marble surround, black marble hearth with cast iron inset. Blinds to window.

Kitchen/Dining Room **5.84 x 9.59**

Marble tiled flooring. Solid oak fitted kitchen with integrated gas hob, double oven, dishwasher and fridge freezer. Centre breakfast bar. Curtains to window. Double doors to rear cobble lock patio and rear garden. Fireplace with oak surround back marble hearth and cast iron inset. Recessed lighting.

Utility Room **3.31 x 4.18**

Tiled flooring. Plumbed for washing machine.

WC **1.62 x 1.66**

Tiled flooring. WC. WHB with vanity unit. Tiles walls from floor to ceiling.

TV Room **5.14 x 2.68**

Solid walnut wood flooring. Curtains to window. Recess lighting.

Playroom **4.35 x 3.40**

Solid walnut wood flooring. French doors to rear patio and rear garden.

Stairs and Landing in carpet

Master Bedroom **4.91 x 6.66**

Carpet flooring. Double doors to Juliet balcony. Recessed lighting. Coving to ceiling.

Walk in Wardrobe **2.34 x 2.99**

En-Suite **3.54 x 2.98**

Tiled flooring. WC. WHB. Sunken Jacuzzi bath. Separate shower. Tiled walls from floor to ceiling.

Bedroom 2 **3.97 x 3.46**

Wood flooring. Sliderobes. Curtains to window.

Jack & Jill Shared Shower Room between Bedrooms 2 & 3 **3.19 x 2.74**

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

Bedroom 3 **5.25 x 3.03**

Carpet flooring. Sliderobes. Curtains and blind to window

Bedroom 4 **4.24 x 4.25**

Wood Flooring.

Walk in Wardrobe

En-Suite

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

Bedroom 5 **3.16 x 3.31**

Carpet flooring. Fitted wardrobes.

Bathroom **3.37 x 2.21**

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

Second Floor (Dormer Attic Conversion)

Room 1 Games Room **5.98 x 6.04**

Room 2 Study **4.39 x 2.99**

Shower Room **1.31 x 3.48**

WC. WHB. Shower.

GARDEN

The overall site area extends to c. 0.21 Hectares (0.52 Acres) with mature gardens in lawn to the front with planted beds and shrubbery, and tarmacadam driveway. The substantial rear garden is also in lawn with mature hedging and tree lined rear boundary to the rear and wooden railings to the front and side. An extensive cobble-lock patio area to the rear of the property is accessed by French doors from the kitchen area. The rear garden also enjoys uninterrupted countryside views.

FEATURES

Beautifully presented home in a stunning countryside woodland location

Generous site of c. 0.52 Acres with countryside views

Ideally located on the outskirts of Waterford City and close to the outer ring road.

Beautifully presented home with superb finishes throughout

Under floor Geo Thermal Heating giving a B3 Energy Rating (No need for gas or oil)

UPVC Double Glazed Wood Grain Windows and Doors

BER

Rating: B3

BER No.: 108889635

EPI: 144.93 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.