



**No. 14 Woodview Close, Maypark Village, Waterford. X91 A0T4.**

**For Sale**

**€385,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c.143 sq.m. /c.1,539 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Superb four bedroom detached family home situated in the mature and sought after development of Maypark Village off the Dunmore Road in Waterford. The property is in walk in condition and has been maintained to a high standard throughout and has mature gardens to the rear with elevated aspect and attractive views of nearby Waterford Castle Island and surround areas and garden to the front in lawn with imprinted concrete driveway. The property comprises of entrance hall way, living room, sitting room, large open plan kitchen/diner, utility room and downstairs WC. On the first floor there are four spacious bedrooms, main ensuite and main bathroom. The property has the benefit of oil fired central heating & uPVC double glazing windows throughout.

## LOCATION

The property is located in the sought after residential area of Maypark Village off Maypark Lane and the Dunmore Road in Eastern suburbs of Waterford City. This family home is within walking distance of University Hospital Waterford, Ardkeen and Tesco Shopping Centres and a host of local amenities including sports, entertainment and leisure facilities. The property is also situated within easy access to a number of primary and secondary schools as well as local crèche and childcare facilities on the Dunmore Road area. The location also allows for easy access to the city centre and also to the Waterford IDA Industrial Estate and all other routes via the Outer Ring Road.

**ASKING PRICE €385,000**

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



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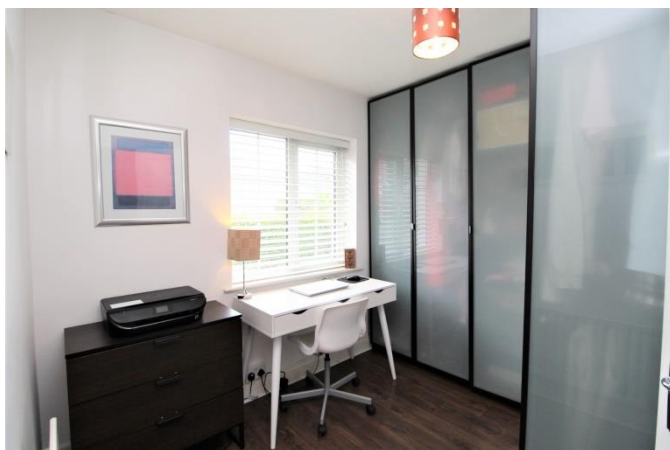












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## ACCOMMODATION

### Entrance Hall **4.47 x 2.48**

Laminate wood flooring.

### Living Room **5.24 x 4.32**

Laminate wood flooring. Cast Iron surround fireplace with Stanley solid fuel stove.

Bay window with wooden venetian blinds.

### Kitchen/Diner **6.77 x 4.36**

Laminate wood flooring. Large open plan kitchen/diner with high gloss fitted kitchen with integrated hob, stainless steel extractor fan, integrated oven and dishwasher. Kitchen Island. Sliding doors to private rear garden.

### Utility Room **2.63 x 1.77**

Laminate wood flooring. Plumbed for washing machine. Worktop and shelving. Fitted storage unit.

### WC **2.65 x 0.95**

Laminate wood flooring. WC. WHB with vanity unit.

### Playroom/TV Room **2.46 x 4.65**

Laminate wood flooring. Wooden venetian blinds to window

## First Floor

### Bedroom 1 **3.90 x 3.70**

Laminate wood flooring. Wooden venetian blinds to window.

### EnSuite **2.14 x 2.05**

Tiled flooring. WC. WHB with vanity unit. Shower

### Bedroom 2 **3.14 x 3.73**

Laminate wood flooring. Wooden venetian blinds to window.

### Bedroom 3 **3.56 x 2.48**

Laminate wood flooring. Wooden venetian blinds to window.

### Bedroom 4 **2.74 x 2.97**

Laminate wood flooring. Fitted wardrobes. Wooden venetian blinds to window.

### Bathroom **2.62 x 1.71**

Laminate wood flooring. WC. WHB. Bath. Tiling around bath

The logo for dng.ie, featuring the text 'dng.ie' in a white, lowercase, sans-serif font inside a solid red circle.

## FEATURES

Detached family home  
Situating in a quiet cul de sac  
Oil fired central heating  
uPVC double glazed windows  
Fully alarmed

## BER

Rating: D1  
BER No.: 113225619  
EPI: 242.74kWh/msq/yr

## GARDEN

Simprinted concrete driveway and garden in lawn to the front. Garden in lawn to the rear with patio area with mature shrubbery.



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