



No. 79 The Drive, Kill Saint Lawrence, Waterford. X91X6Y5.

For Sale

€272,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 135 sq.m. /c. 1453.13sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.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. DNG Reid & Coppinger 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 DNG Reid & Coppinger. 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

No. 79 The Drive is an excellent four bedroom semi detached family home situated within the popular development of Kill St Lawrence on the outskirts of Waterford City. The property is in walk-in condition and was built in 2017. This bright home comprises of an entrance hallway, wc, spacious sitting room, open plan kitchen/diner with double doors to rear garden and large patio area. First floor accommodation comprises four bedrooms, all with built-in wardrobes, including master bedroom with en-suite shower room and a main bathroom. The property has the benefit of being situated in a quiet cul de sac, overlooking a large green with spacious rear garden in lawn and patio. To the front, garden is in lawn with a cobblelock driveway and parking for two cars. The property benefits from an air to water central heating system and also has the benefit of uPVC double glazed windows, fascia and soffit.

LOCATION

The property is conveniently located in the mature residential area Kill St Lawrence on the outskirts of Waterford City. The property is within easy walking distance of local amenities including shops, primary and secondary schools, leisure and sports facilities and is on a bus route to and from the City Centre. The property is also conveniently located close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

ASKING PRICE €272,000

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



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. DNG Reid & Coppinger 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 DNG Reid & Coppinger. 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. DNG Reid & Coppinger 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 DNG Reid & Coppinger. 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.

ACCOMMODATION

Entrance Hall 5.93 x 2.48

Porcelain tiled flooring.

Living Room 6.32 x 4.32

Laminate wood flooring. Recessed free standing stove. Blinds to window.

Kitchen/Diner 6.62 x 4.19

Porcelain tiled flooring. Fitted Kitchen in ivory with integrated hob, double oven, dishwasher and breakfast bar. Double doors to rear garden.

WC 1.65 x 1.63

Porcelain tiled flooring. WC. WHB.

Bedroom 1 5.14 x 3.51

Laminate wood flooring. Sliderobe wardrobes. Blinds to window.

En Suite 2.49 x 1.48

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

Bedroom 2 4.23 x 3.51

Laminate wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 3.15 x 3.01

Laminate wood flooring. Fitted wardrobes.

Bedroom 4 3.42 x 3.00

Laminate wood flooring. Fitted wardrobes. Blinds to window.

Bathroom 2.28 x 1.89

Tiled flooring. WC. WHB. Double shower. Walls tiled from floor to ceiling.

GARDEN

Cobblelock driveway to the front with lawn and parking with two cars. Garden to the rear in lawn with raised patio and flower beds

FEATURES

Alarm system

PVC double glazed windows

Air to water heating system

A3 rated energy efficient home

Situated in a quiet cul de sac

BER

Rating: A3

BER No.: 109951889

EPI: 53.05kWh/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. DNG Reid & Coppinger 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 DNG Reid & Coppinger. 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.