



## No. 2 Barley Grove, Ballinakill Downs, Waterford. X91A9Y3.

**For Sale**

**€385,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 145 sq.m. /c. 1,560 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Situated in the Eastern suburbs of Waterford City, Ballinakill Down is a prestigious development of detached family homes, in an enviable location close to a host of local amenities. No. 2 Barley Grove is located within a quiet cul-de-sac within this private development and enjoys a large site with ample off street parking and a large double gated side entrance. The property extends to c. 1,560 sq.ft. and accommodation comprises of entrance hall, two reception rooms, kitchen / diner, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. This well maintained property is in pristine condition throughout, with PVC double glazed windows and gas fired central heating. This attractive detached property would make an ideal family home, and viewing comes highly recommended.

## LOCATION

Within the private development of Ballinakill Downs on the Dunmore Road in the 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 both Tesco and Ardkeen Shopping Centres.

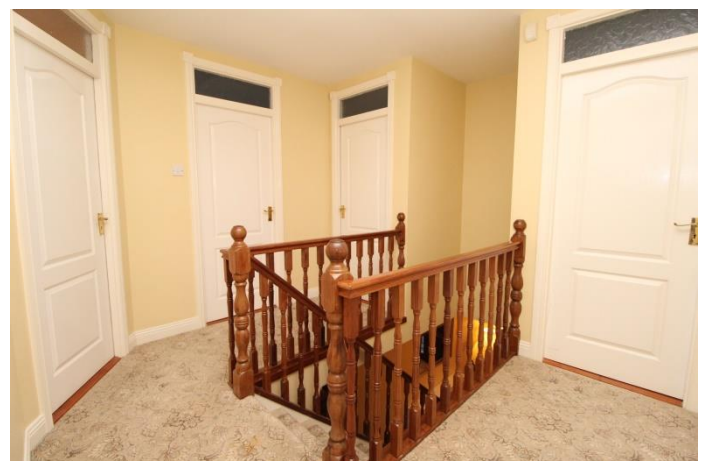
**ASKING PRICE €385,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051-852233**

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## ACCOMMODATION

### Entrance Hall **4.77 x 2.02**

Carpet flooring. Coving to ceiling. Decorative radiator cover.

### Living Room **3.79 x 5.31**

Oak flooring. Cast iron fireplace with marble plinth and pine surround. Coving to ceiling. Double doors to kitchen and dining area. Curtains and roller blinds to window.

### Sitting / Dining Room **2.65 x 4.78**

Oak flooring. Coving to ceiling. Curtains and roller blinds to window.

### Kitchen / Diner **7.20 x 3.45**

Walnut effect shaker style fitted units. Tiled splash back. Polished porcelain tiled flooring throughout. Stainless steel Integrated oven, hob and extractor. Sliding patio doors to rear garden.

### Utility **1.87 x 1.27**

Tiled flooring. Fitted work surface, washing machine and dryer. Back door to garden.

### WC **1.45 x 1.25**

WC and WHB. Tiled flooring.

### Stairs and Landing in Carpet

### Bedroom 1 **3.21 x 3.70**

Carpet flooring. Curtains and roller blinds. Extensive fitted wardrobes.

### En Suite **1.79 x 1.66**

WC, WHB and Shower. Tiled floor and shower. Glass shower enclosure. Electric shower unit.

### Hot Press

### Main Bathroom **2.56 x 4.10**

WC, WHB, Wet room shower. Tiled floor and walls.

### Bedroom 2 **2.91 x 3.68**

Large double bedroom. Carpet flooring. Curtains and roller blinds. Fitted wardrobes

### Bedroom 3 **2.35 x 4.47**

Twin bedroom. Curtains and roller blinds. Fitted wardrobes

### Bedroom 4 **2.65 x 4.10**

Large single bedroom. Curtains and roller blinds. Fitted wardrobes

## GARDEN

Generous site size with rear garden in lawn. Large double gated side entrance. Paved patio area. Garden shed. Extensive cobblelock drive-way to the front with off-street parking for three or more Cars.

## FEATURES

Spacious two storey detached home  
Ideally located within a small private cul-de-sac  
Four generous bedrooms  
Spacious gardens and driveway  
Walking distance to a host of local amenities  
Gas fired central heating

## BER

Rating: C2  
BER No.: 103776407  
EPI: 189.83kWh/msq/yr



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