



No. 24 The Grange, John's Hill, Waterford. X91H7R9.

For Sale

€235,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 120sq.m. /c.1291 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Spacious three bed semi detached family home situated in the sought after residential estate of The Grange, Johns Hill, Waterford. This superb residential area is within minutes' walk to St Anne's Tennis club and a short walk to Waterford City Centre. The property comprises of entrance hall, living room, lounge room, open plan kitchen/diner utility room W.C and garage which can be easily converted to an office / playroom. On the first floor 3 bedrooms, main bedroom with en-suite and main bathroom. This property would ideally suit owner occupiers or investors and is available with early vacant possession.

LOCATION

The property is within easy walking distance of St Anne's Tennis Club, Waterford University Hospital, Tesco and Ardkeen Shopping Centres, as well as a host of local amenities. The location also affords easy access to the City Centre and the outer ring road and all routes.

ASKING PRICE €235,000

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



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ACCOMMODATION

Entrance Hallway **5.56 x 1.84**

Laminate wood flooring

Living Room **3.65 x 5.28**

Laminate wood flooring. Bay window with venetian blinds. Open fireplace with marble hearth.

Play Room/T.V. Room **3.00 x 3.02**

Laminate wood flooring. Blind to window.

Kitchen/Diner **5.29 x 3.31**

Linoleum flooring. Fitted Kitchen. Sliding doors to large rear patio and garden.

Utility Room **2.64 x 1.68**

Linoleum flooring. Plumbed for washing machine and dryer.

Downstairs WC **1.72 x 0.82**

Linoleum flooring. WC and WHB.

Stairs and Landing in carpet to first floor

Bedroom 1 **4.14 x 3.32**

Carpet flooring. Blind to window. Fitted wardrobes.

En Suite **2.24 x 1.57**

Linoleum flooring. WC, WHB, electric shower.

Bedroom 2 **4.33 x 3.29**

Carpet flooring. Fitted wardrobe. Venetian blinds to window.

Bedroom 3 **2.59 x 3.15**

Carpet flooring. Fitted wardrobes. Venetian blinds to window.

Bathroom **2.32 x 1.90**

Linoleum flooring. Walls tiled from floor to ceiling. WC, WHB, Bath.

GARDEN

Garden in lawn to the front with driveway for two cars. Rear garden in lawn with patio

FEATURES

Gas fired central heating

uPVC double glazed windows, Fascia and Soffit

Large driveway

BER

Rating: C3

BER No.: 103907507

EPI: 216.69kWh/msq/yr