

For Sale

No. 5 Knockboy Heights, Dunmore Road, Waterford.



This impressive four bedroom split level bungalow is positioned on a c. 0.33 acre site in a quiet cul-de-sac and boasts beautiful views of the River Suir. This well appointed property benefits from private landscaped mature gardens with an abundance of trees, shrubs and raised flower beds, patio area to the rear, oil fired central heating and uPVC double glazed windows. There is also a bus stop within walking distance of the property. This family home provides spacious accommodation including; entrance porch, entrance hallway, dining room, living room, kitchen, utility room, guest wc, hot press, sitting room, main bathroom and four bedrooms (master with en-suite). Beautifully presented, this homely 4 bedroom detached property is must see. For further details or viewing arrangement, please contact Thomas Reid Auctioneers on 051-852233.

Asking Price €295,000

Accommodation

Entrance Porch

uPVC double glazed sun room/porch, tiled floor, blinds to windows, glazed roof. 3.71 x 2.24

Entrance Hallway

Parquet wooden flooring, wood panelled ceiling, recessed spot lighting.

Dining Room

Carpet flooring, coving to ceiling, curtains and roller blinds to window. 3.71 x 3.61

Living Room

Oak timber flooring, coving to ceiling, 4.24 x 3.56

Open fire place with granite hearth and pitch pine surround, curtains and roller blinds to window.

Kitchen

Tiled flooring and splashback, solid oak fitted kitchen units, 5.05 x 3.91

Wood panelled ceiling with recessed spot lighting.

Utility Room

Tiled floor, plumbed for washing machine and tumble dryer, fitted storage units, 3.94 x 1.63

Rear entrance/ exit.

Guest Wc

Wc, Whb, Tiled floor.

Hot Press

Sitting Room

Laminate wood flooring, coving to ceiling, curtains and roller blinds to windows, 4.50 x 3.18

Cast iron oil fired stove with granite pedestal.

Main Bathroom

Recently refitted to an extremely high standard, Wc, Whb, Bath, 3.28 x 1.93

Quadrent shower with glazed door screen, Bath with shower fitting, Victorian style suite,

Heated towel rail, Beautifully tiled floor and walls in polished porcelain, Plantation shutters to window.

Bedroom 1

Laminate wood flooring, extensive fitted wardrobe space, 3.38 x 3.10

Curtains and blinds to window.

En Suite

Tiled floor and walls to ceiling, Wc, Whb, Triton T80si electric shower, 2.29 x 1.07
Glazed shower screen, wood panelled ceiling with recessed spot lighting.

Bedroom 2

Timber flooring, blinds to window, fitted wardrobes. 3.25 x 3.20

Bedroom 3

Timber flooring, blinds to window, fitted wardrobes. 3.18 x 3.10

Bedroom 4

Carpet flooring, blinds to windows, fitted wardrobes, shelving. 3.10 x 3.15

Garden Details Barna shed (benefit of electricity), Side entrance, Beautiful river views, Landscaped gardens including trees, raised flower beds and shrubs, property is not overlooked.

Heating Oil fired central heating (new oil tank fitted 2 years ago)

Features c.0.33 acre site, uPVC double glazed windows, PVC fascia & soffits.

Property Location Drive out the main Dunmore Road passing Waterford Regional Hospital on the LHS, pass the Woodlands Hotel & Leisure Centre on your LHS, Take the next right after the Woodlands Hotel & Leisure Centre, take the next left. The property is located on the left hand side.



Entrance Hallway



Entrance Porch



Sitting Room



Kitchen



Dining Room



Living Room



Master Bedroom



Bedroom 2



Main Bathroom



River Views



Rear Garden



River Views



Barna shed & Patio area



Driveway

Viewing by appointment with agents DNG Thomas Reid Auctioneers

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FOR SALE

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