



## Knockhouse, Gracedieu, Waterford. X91 D4EV.

**For Sale**

**€249,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 72 sq.m. /c. 775sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Detached cottage with excellent potential on circa 1.16 acres in the sought after location of Knockhouse, Gracedieu, Waterford. The property has excellent potential for development subject to the relevant planning permission. The property comprises of entrance hallway, living room kitchen/diner, 3 bedrooms and a bathroom. The property has the benefit of oil fired central heating and uPVC double glazed windows.

## LOCATION

The property is within minutes' drive to Waterford City, UPMC Whitfield, WIT and the Carriganore Greenway entrance. Cleaboy and Westside Business Parks are located nearby with the M9 and N25 motorways linking Waterford to Cork and Dublin.

**ASKING PRICE €249,000**

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

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## ACCOMMODATION

**Entrance Hallway** 3.47 x 1.61

Tiled flooring.

**Living Room** 4.51 x 2.99

Laminate wood flooring. Open fireplace with Mahogany surround and marble hearth. Curtains to windows.

**Kitchen/Diner** 4.41 x 3.19

Tiled flooring. Fitted Ivory coloured kitchen. Recess lighting. Curtains to windows.

**Bedroom 1** 4.55 x 2.85

Carpet flooring. Fitted wardrobes. Open fireplace. Curtains to windows.

**Bedroom 2** 3.53 x 2.36

Carpet flooring. Curtains to windows.

**Bedroom 3** 3.40 x 2.13

Carpet flooring.

**Bathroom** 2.80 x 2.13

Linoleum flooring. WC, WHB and bath.

## GARDEN

Garden in lawn with mature trees and hedging.

## FEATURES

Oil fired central heating

uPVC double glazed windows

Private well

Septic tank

## BER

Rating: G

BER No.: 114408313

EPI: 568.36kWh/msq/yr



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