



No. 4 Riverside, Ballinakill Downs, Waterford. X91 T9E4.

For Sale

€399,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 140 sq.m. /c. 1,507 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Situated in the Eastern suburbs of Waterford City, Ballinakill Downs is a prestigious development of detached family homes, in an enviable location close to a host of local amenities. No. 4 Riverside is located within a quiet cul-de-sac within this private development and enjoys a spacious site with ample off street parking. The property extends to c. 1,560 sq.ft. and accommodation comprises of entrance hall, two reception rooms, open plan kitchen / diner, utility room, WC, four generous bedrooms with master-bedroom en-suite and main bathroom. This property has uPVC double glazed windows and gas fired central heating. This attractive detached property would make an excellent family home.

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 €399,000

FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT JOINT AGENTS

DNG REID & COPPINGER AUCTIONEERS 051852233 OR HALLEY GRACE AUCTIONEERS 051875187



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ACCOMMODATION

Entrance Hall 4.87 x 1.96

Italian marble tiled flooring. Coving to ceiling.

Living Room 3.82 x 5.49

Solid wood flooring. Open fireplace with cast iron inset with oak surround. Curtains and blinds to bay window. Coving to ceiling.

Lounge Room 4.87 x 2.72

Carpet flooring. Curtains and blinds to window. Coving to ceiling.

Open Plan Kitchen 3.79 x 7.25

Italian floor tiles and Italian marble tiling to splashback areas. Fitted kitchen with integrated oven and hob. Sliding doors to private rear garden and patio.

Utility 1.42 x 1.85

Tiled flooring. Plumbed for washing machine.

WC 1.76 x 1.53

Tiled flooring.

Bedroom 1 4.20 x 3.42

Wood flooring. Curtains to windows.

EnSuite 1.85 x 1.73

Tiled flooring. WC. WHB. Corner electric shower. Walls partially tiled.

Bedroom 2 4.52 x 2.83

Carpet flooring. Curtains and blinds to window.

Bedroom 3 2.85 x 4.11

Carpet flooring. Curtains to windows

Bedroom 4 3.32 x 3.67

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Bathroom 1.98 x 2.76

Tiled flooring. WC. WHB. Corner Jacuzzi bath. Wall partially tiled.

GARDEN

Southwest facing rear garden in lawn. Paved patio area. Cobblelock drive-way to the front with off-street parking & garden in lawn.

FEATURES

Spacious two storey detached home
River views
Ideally located within a small private cul-de-sac
Four generous bedrooms
Spacious Southwest facing rear garden.
Walking distance to a host of local amenities
Gas fired central heating

BER

Rating: D1
BER No: 116421991
EPI: 232.71 kWh/msq/yr



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