



Pinewood Drive
Hillview
Waterford

€265,000

PRSA Licence No.
001644-001882

Property Description

This well-presented three-bedroom semi-detached home is located in the highly regarded and mature residential development of Hillview. The property offers bright and well-proportioned accommodation. The exterior boasts off-road parking and an integrated garage, adding convenience and security.

To the rear, the property enjoys a spacious and private garden designed with low maintenance in mind. Featuring a combination of gravelled surfaces, mature greenery and raised timber decking, it provides a versatile and stylish outdoor setting perfect for entertaining or simply unwinding.

Upon entering the property, you are greeted by an inviting entrance porch leading into a welcoming hallway. The ground floor layout includes a living room, a spacious open-plan lounge/dining room that enjoys an abundance of natural light, and a well-appointed kitchen. The integrated garage offers potential for further conversion to expand the living area or create a home office or playroom.

Upstairs, the home features three generously sized bedrooms, each offering comfortable accommodation with ample storage. A modern shower room completes the first-floor layout. The property benefits from gas-fired central heating, ensuring warmth and energy efficiency throughout the year.

Situated in a prime location, Hillview offers the perfect balance of convenience and community. The property is just minutes from the South East Technological University (SETU), the IDA Industrial Estate, a range of well-regarded primary and secondary schools, and excellent transport links including the Outer Ring Road and a frequent local bus service. Waterford city centre is a short five-minute drive away, making this an ideal home for professionals, families, or investors alike.



Ground Floor:

Entrance Porch: 0.56m x 1.55m (1' 10" x 5' 1")	A sliding door and tiled floor offer a bright and practical welcome to the home.
Entrance Hall: 2.88m x 1.91m (9' 5" x 6' 3")	The bright and welcoming entrance hall is enhanced by charming mosaic-patterned tiled flooring, adding character and warmth to the space.
Living Room: 4.10m x 3.49m (13' 5" x 11' 5")	This bright living room features stylish laminate flooring and a cosy cast iron stove creating a warm and inviting focal point. The space flows openly into the adjoining dining area, ideal for modern family living and entertaining.
Dining Room/Lounge: 3.55m x 5.57m (11' 8" x 18' 3")	Bright and spacious lounge/dining room features attractive laminate flooring with large windows allowing an abundance of natural light to flood the space, enhancing its warm and welcoming atmosphere. The open-plan layout flows seamlessly into the adjoining living room. Built-in shelving unit adds character and functionality, ideal for display or storage.
Kitchen: 4.04m x 2.28m (13' 3" x 7' 6")	This bright and stylish kitchen features classic cream shaker-style units, an integrated oven and hob, sleek tiled flooring, and a practical breakfast bar area. A rear access door leads directly to the garden.
Integrated Garage: 4.36m x 2.44m (14' 4" x 8' 0")	Offers excellent storage space and fantastic potential for conversion.

First Floor:

Landing: 2.94m x 1.92m (9' 8" x 6' 4")	The landing features stylish laminate flooring and a convenient hot press for additional storage.
Bedroom 1: 3.99m x 2.96m (13' 1" x 9' 9")	Spacious double bedroom with stylish laminate flooring and built in wardrobe.
Bedroom 2: 3.99m x 2.96m (13' 1" x 9' 9")	Double bedroom with carpet flooring and built in wardrobe.
Bedroom 3: 2.58m x 2.55m (8' 6" x 8' 4")	Carpet flooring and built in wardrobe.
Shower Room: 1.73m x 2.28m (5' 8" x 7' 6")	Beautifully appointed and fully tiled throughout creating a sleek and modern look. Featuring a spacious corner walk-in shower unit, a wc, wash hand basin and heated towel rail.

Outside and Services:

Features:	Beautifully presented 3 bed semi-detached home in mature and sought-after location.
	Spacious off-road parking to front for multiple vehicles.
	Private low-maintenance rear garden.
	Integrated garage with potential for conversion (subject to planning).
	Gas fired central heating.
	Prime location just minutes from SETU, the IDA Industrial Estate, top-rated schools, the Outer Ring Road, and frequent public transport links.
	Five minute drive to Waterford city centre.

Directions

X91 V29T

BER Details

BER E2 118447846

Stamp Duty

Stamp duty @1%

