



Grange Cove
Dunmore Road
Waterford

€535,000

PRSA Licence No.
001644-001882

Property Description



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 2.02m x 2.9m (6' 8" x 9' 6")	Laminate timber flooring and coving.
Guest wc: 0.99m x 1.86m (3' 3" x 6' 1")	Tiled flooring, wc and wash hand basin.
Lounge: 3.78m x 3.78m (12' 5" x 12' 5")	Carpet flooring, gas fire, bay window, coving and PVC sliding door leading to the rear garden.
Playroom/Sitting room: 4.07m x 3.34m (13' 4" x 10' 11")	Timber flooring, recessed lighting and coving.
Kitchen/Dining room: 5.24m x 5.46m (17' 2" x 17' 11")	Tiled flooring, fitted kitchen, integrated oven & hob, dishwasher, fridge/freezer, recessed lighting and coving.
Living room: 2.88m x 4.91m (9' 5" x 16' 1")	Carpet flooring, gas fire, recessed lighting and coving.
Utility: 1.48m x 2.88m (4' 10" x 9' 5")	Tiled flooring, fitted wall & counter units, plumbed for appliances and door leading to the rear garden.

First Floor:

Landing: 3.77m x 1.88m (12' 4" x 6' 2")	Carpet flooring and hatch to attic.
Bedroom 1: 2.81m x 2.21m (9' 3" x 7' 3")	Carpet flooring and fitted wardrobe.
Bedroom 2: 2.53m x 3.01m (8' 4" x 9' 11")	Carpet flooring and fitted wardrobe.
Bedroom 3: 4.46m x 4.33m (14' 8" x 14' 2")	Carpet flooring and fitted wardrobe.
En suite: 1.93m x 2.18m (6' 4" x 7' 2")	Tiled throughout, shower unit with Triton T90, wc, wash hand basin and bidet.
Bedroom 4: 2.90m x 3.78m (9' 6" x 12' 5")	Carpet flooring and fitted wardrobe.
Bathroom: 1.49m x 2.68m (4' 11" x 8' 10")	Tiled throughout, wc, wash hand basin and bath.

Outside and Services:

Features: BER C1.
1602 sq.ft.
Resting on a large corner site.
Cobble block driveway.
Double-glazed windows throughout.
Gas-fired central heating.
Double-glazed windows.
Dual side entrance with gates.
Large private garden at the rear.
Patio area.
Shed.

Directions

X91 V9P7

BER Details

BER C1.

Stamp Duty

Stamp duty @ 1%.

