



GRIFFIN
AUCTIONEERS



The Drive
Collins Avenue
Waterford

€355,000

PRSA Licence No.
001644-001882

Property Description

Located in the esteemed Collins Avenue, a tree-lined, mature street on the Dunmore Road, this well-presented 3/4 bedroom semi-detached residence is a perfect blend of comfort and convenience.

Upon entering the inviting entrance hall, you are welcomed by a spacious living room featuring timber flooring and a cosy gas fire. The home boasts a well-equipped kitchen, a separate dining room, a utility room, and a convenient guest WC. Additionally, there is an office, perfect for professionals working from home or for use as an extra bedroom. Upstairs, the three generously sized bedrooms include a main bedroom that boasts the luxury of an en-suite bathroom and a family bathroom.

With an impressive range of amenities on its doorstep including University Hospital Waterford, Tesco, and Ardkeen Shopping Centres.



Ground Floor:

Entrance Hall: 4.24m x 1.71m (13' 11" x 5' 7") Welcome to this inviting entrance hall, as you step inside, you are greeted by a beautifully tiled floor that seamlessly blends durability with style. The vibrant and plush red carpeted staircase to your left offers a warm and welcoming ascent to the upper levels.

Guest wc: 1.35m x 1.51m (4' 5" x 4' 11") The guest wc offers a comfortable and stylish convenience for visitors. The walls are adorned with pristine white tiles with a contrast of dark blue tiled floor, creating a clean and modern aesthetic. Featuring a wc and wash hand basin.

Lounge: 4.70m x 3.08m (15' 5" x 10' 1") Featuring a beautiful bay window that floods the room with natural light, creating a warm and inviting atmosphere. The room is adorned with elegant timber flooring, adding a touch of classic charm and sophistication. A modern gas fire provides both warmth and a focal point for the room, perfect for cosy evenings. The lounge seamlessly connects to the dining room through stylish double doors, offering an open yet distinct layout ideal for both entertaining and relaxed family living.

Dining Room: 3.47m x 3.05m (11' 5" x 10' 0") Featuring elegant timber flooring, creating a cohesive and stylish look that flows seamlessly from the adjacent lounge. The open-plan design enhances the sense of space and connectivity, making it perfect for family gatherings and entertaining. A patio door leads directly to the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living.

Kitchen: 3.33m x 2.89m (10' 11" x 9' 6") This modern kitchen features sleek tiled floors, offering both durability and easy maintenance. The fitted kitchen is designed with ample storage and features high-quality integrated appliances including a Neff oven, hob, and microwave. Additionally, an integrated dishwasher adds convenience.

Utility Room: 1.48m x 2.44m (4' 10" x 8' 0") Practical utility room is plumbed for appliances and features built-in presses, offering ample storage to keep cleaning supplies and other essentials neatly organised. A door leads directly to the rear garden, making it easy to transition between indoor and outdoor activities.

Office/Bedroom: 4.82m x 2.40m (15' 10" x 7' 10") This versatile room offers laminate floors and is equipped with built-in presses offering ample storage solutions. This room can function as a comfortable office, an extra bedroom, or even a playroom, catering to various needs and lifestyles.

First Floor:

Landing: 1.69m x 3.09m (5' 7" x 10' 2") Featuring elegant timber flooring with a hot press providing convenient storage. Additionally, the landing includes a Styra stairs access to the attic, offering easy and practical access to extra storage space

Master Bedroom 1: 4.41m x 3.07m (14' 6" x 10' 1") Situated to the front of the home, featuring timber flooring and a charming bay window that floods the room with natural light, creating a bright and airy atmosphere. There are also built-in wardrobes, providing ample storage space.

En suite: 1.13m x 2.23m (3' 8" x 7' 4") The master bedroom ensuite is fully tiled and features a wc, wash hand basin, and a shower unit.

Bedroom 2: 3.90m x 2.75m (12' 10" x 9' 0") Situated to the rear of the home and features timber flooring and built in wardrobes providing ample storage.

Bedroom 3: 2.51m x 2.56m (8' 3" x 8' 5") Situated to the rear of the home and features timber flooring and built in wardrobes.

Main Bathroom: 2.19m x 2.24m (7' 2" x 7' 4") Fully tiled and features a bath with shower overhead, wc and wash hand basin.

Outside and Services:

Features: Excellent 3/4 bed semi-detached home built in 1997.

Gas fired central heating.

Double glaze teak windows.

Cobblelock driveway to front with off road parking with side entrance and garden to rear.

Equipped with an alarm.

Situated on a mature street in a sought-after location on the Dunmore Road, close to University Hospital Waterford, Tesco, Ardkeen shopping centre, schools and all essential amenities.

Within walking distance to the Woodlands Hotel and Leisure Centre and Ballinakill Shopping Centre.

Bus access to Waterford City Centre.

Directions

X91 A7D8

BER Details

BER C3 108510991

Stamp Duty

Stamp duty @1%

