



Elder Walk, Summerfields  
Kilbarry  
Waterford

€350,000

PRSA Licence No.  
001644-001882



## Property Description

Beautiful 4-bedroom, A-rated home situated in the popular sought-after Summerfields estate. This semi-detached home showcases tasteful decoration and high-standard maintenance, offering a pristine, move-in ready condition.

The home is designed to cater to modern family living, with a well-thought-out spacious layout of c. 1,370 sq. ft. that includes a welcoming, bright hallway leading to the living room, with convenient under-stairs storage and a guest WC. The open-plan kitchen/dining area is bathed in natural light and opens to the garden through patio doors.

The location of this property is exceptional, just off the Outer Ring Road, with a wealth of amenities within easy reach including the city's main educational and employment centres, SETU and the IDA industrial park.



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: 4.90m x 1.97m (16' 1" x 6' 6")	Bright welcoming entrance hall with tiled flooring and under stairs storage.
Living Room: 4.81m x 3.72m (15' 9" x 12' 2")	Bright and welcoming living room featuring a bay window with tiled flooring.
Guest WC: 1.74m x 1.56m (5' 9" x 5' 1")	Tiled flooring, wc and wash hand basin.
Kitchen/Diner: 5.30m x 5.86m (17' 5" x 19' 3")	Open plan kitchen/dining room with a contemporary white kitchen with integrated cooker and hob. Sliding patio doors lead to the rear garden.
Utility Room: 1.74m x 2.06m (5' 9" x 6' 9")	Tiled floor, plumbed for appliances.

First Floor:

Landing: 2.99m x 1.96m (9' 10" x 6' 5") / 0.97m x 4.02m	Carpet flooring.
Bedroom 1: 5.01m x 3.48m (16' 5" x 11' 5")	Laminate flooring and built in wardrobes.
En suite: 1.77m x 1.95m (5' 10" x 6' 5")	Walk-in shower unit, wc and wash hand basin.
Bedroom 2: 4.00m x 3.01m (13' 1" x 9' 11")	Laminate flooring and built in wardrobe.
Bedroom 3: 3.99m x 2.73m (13' 1" x 8' 11")	Laminate flooring and built in wardrobe.
Bedroom 4: 3.26m x 2.28m (10' 8" x 7' 6")	Laminate flooring.
Bathroom: 3.44m x 1.70m (11' 3" x 5' 7")	Tiled flooring, bath with overhead shower, wc and wash hand basin.

Outside and Services:

Features: Beautifully presented and spacious 4 bedroom semi-detached family home.
Energy efficient A-rated home constructed in 2023.
High efficiency air to water heat pump serves the heating and hot water requirements.
Cobblelock driveway to front with off road parking.
Side gate access and garden to rear.
Easy access to the Outer Ring Road, Waterford IDA Industrial Estate and South East Technological University.

Directions

X91 P8KN
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BER Details

BER A2 116783895
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Stamp Duty

Stamp duty @1%
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