



## No. 4 Ferndale, Ballytruckle, Waterford. X91 TW2W

**For Sale**

**€220,000**

**Bedrooms:** 3/4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 130 sqm. /c. 1,399 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NICHOLSON GROUP  
**DNG**

**REID & COPPINGER**

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## DESCRIPTION

Location! Location! Spacious 3/4 bedroom family home situated in the popular mature residential estate of Ferndale, Ballytruckle, Waterford. Within minutes' walk to a host of local amenities including Tesco Poleberry, TK Maxx, Odeon Cinema, Ursuline Primary and Secondary schools and main Waterford's City Centre. Rarely does a property come to the market in this location and viewing is highly recommended. The property comprises of Entrance Porch, Entrance Hallway, Living room, Lounge room, Kitchen/Diner, Study/Bedroom 4, W.C. and Sun room. On the first floor there are 3 bedrooms and a Shower room. The property has the benefit of gas fired central heating, uPVC double glazed windows, PVC fascia and soffit and a South facing rear garden.

## LOCATION

The property is ideally located on in Ferndale on the Ballytruckle Road on the outskirts of Waterford City. It is centrally situated within walking distance of the City Centre and all amenities including primary and secondary schools, local shops and The Sacred Heart Church at the Folly.

**ASKING PRICE €220,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051852233**

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## ACCOMMODATION

**Entrance Porch** 1.47 x 2.54

Altro flooring.

**Entrance Hallway** 3.84 x 2.27

Carpet flooring.

**Living Room** 4.44 x 3.82

Carpet flooring. Curtains to window. Natural Stone fireplace with Gas fire insert.

**Lounge/Dining Room** 6.85 x 4.05

Large open plan area. Carpet and laminate flooring. Natural stone fireplace with Gas fire insert.

**Kitchen/Diner** 5.82 x 3.00

Linoleum flooring. Fitted kitchen with integrated oven and hob.

**Study/Bedroom 4** 3.29 x 2.79

Laminate timber flooring.

**W.C.** 1.73 x 1.10

Tiled floor and walls to ceiling. WC and WHB.

**Sun Room** 5.86 x 2.89

Tiled flooring. Door to rear private garden.

**Stairs and landing in carpet to first floor**

**Bedroom 1** 3.85 x 3.63

Carpet flooring. Curtains to window. Fitted wardrobes.

**Bedroom 2** 4.10 x 3.85

Carpet flooring. Curtains to window. Fitted wardrobes.

**Bedroom 3** 3.00 x 2.86

Carpet flooring. Curtains to window. Fitted wardrobes.

**Shower Room** 2.86 x 2.05

Altro flooring and tiled walls to ceiling. WC, WHB, Electric Shower. Recessed lighting.

The logo for dng.ie, featuring the text "dng.ie" in a white, sans-serif font inside a red circle.

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## GARDEN

Cobblelock drive way with ample parking to the front with gravelled shrubbery beds  
Garden to the rear in lawn with South facing private garden

## FEATURES

Mature sought after location  
South facing rear garden  
Gas fired central heating  
uPVC double glazed windows, fascia and soffit.

## BER

Rating: C3  
BER No.: 112737259  
EPI: 216.42 kWh/msq/yr



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