

For Sale

No. 39 Belmont Heights, Ferrybank, Waterford



Located in a popular residential area in the Belmont area of Ferrybank this well maintained three bedroom semi-detached two storey residence comes to the market in excellent condition throughout. Situated just a short walk from Fountain Street in Ferrybank and all local amenities, the property is on a bus route and within easy reach of Waterford City. Extending to c.900 sq. ft. comprising of entrance hall, living room, sitting room, kitchen, three upstairs bedrooms and main bathroom, the property is of traditional block wall construction, with oil fired central heating and double glazed uPVC windows. The property has off street parking to the front and gardens in lawn front and rear. Viewing is by appointment only with Sole Selling Agents DNG Thomas Reid Auctioneers 051 -852233

BER: No. 109184572

Asking Price €98,000

PSRA Registration No. 002015

Accommodation

Entrance Porch

Sliding Door

Entrance Hall

Carpet flooring. Storage under stairs

Sitting Room

2.61 x 5.39

Laminate wood flooring. Brick fireplace. Blinds and curtains to windows

Living Room

3.49 x 4.25

Lino flooring. Brick fireplace with open fire. Blinds and curtains to windows

Kitchen

2.58 x 1.77

Lino flooring. Galley style kitchen with ground and eye level units

Stairs and Landing in carpet

Bedroom 1

3.59 x 3.27

Laminate wood flooring. Curtains and blinds to window

Bedroom 2

2.99 x 3.80

Carpet flooring. Curtains and blinds to window

Bedroom 3

2.30 x 2.90

Carpet flooring. Fitted wardrobe. Curtains and blinds to window

Main Bathroom

Tiled flooring. WC. Whb. Bath. Shower over bath, Triton T90 electric shower.
Tiled floor to ceiling.

Garden

Garden in lawn to front and rear. Off street parking

Features

uPVC Double Glazing
Oil Fired Central Heating

Heating:

BER: Rating D1
BER No. 109184572
EPI: 253.07 kWh/m.sq/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233
DNG Thomas Reid Auctioneers PSRA License No. 002015**







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FOR SALE
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