

## 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**









DOUBLE WINDOW CORP  
**DNG**

**THOMAS REID  
FOR SALE**

[www.dng.ie](http://www.dng.ie)

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