



No. 1 Monteverdi Grove, Farmleigh, Waterford. X91T9XA.

For Sale

€230,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 93 sq.m. /c. 1,000 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

Attractive modern two storey three bedroom semi-detached home ideally located in the popular private development of Farmleigh on the Dunmore Road in Waterford's Eastern suburbs. In excellent condition throughout, this property offers generous living accommodation which comprises of entrance hall, living room, and kitchen / diner at ground floor level, while first floor level comprises two generous double bedrooms, one single bedroom and main bathroom. The property would be ideally suitable as a family home or investment property alike and is within easy walking distance of a host of local amenities including shops and schools as well as Waterford University Hospital. The property also has the benefit of an enclosed rear garden with side entrance, and ample parking to the front.

LOCATION

Within the development of Farmleigh on the Dunmore Road in eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Child care facilities are available in the adjoining Garranmore Estate and at Woodlands Hotel adjacent to the development.

ASKING PRICE €230,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



ACCOMMODATION

Entrance Hall

With laminate wood flooring.

Living Room **3.86 x 4.88**

With laminate wood flooring. Coving to ceiling. Maple timber fireplace surround with marble plinth and gas fire unit. Venetian blinds to front Bay Window. Storage to rear under stairs. Double doors to kitchen area.

Kitchen **5.89 x 3.57**

With porcelain tiled floor, marble splash-back. Oak fitted kitchen, stainless steel sink unit, dishwasher, electric cooker and fridge freezer. Sliding patio door to rear garden.

Utility Room

With tiles matching kitchen. Fitted work surface, plumbed for washing machine and tumble dryer.

First Floor

Landing Area

Large Open Landing with Hot press.

Master Bedroom **3.70 x 3.70**

With fitted wardrobes and carpet flooring, and wooden venetian blinds.

Bedroom 2 **3.75 x 3.45**

With fitted wardrobes and carpet flooring, and wooden venetian blinds.

Bedroom 3 **2.86 x 2.15**

With fitted wardrobes and carpet flooring, and wooden venetian blinds.

Main Bathroom

WC, WHB, Shower, and Bath.

Tiled floor and walls to ceiling. Electric shower.



GARDEN

East facing rear garden with stone surface. Side entrance.

FEATURES

Attractive modern two storey residence

In good modern condition throughout

Ideally located in the Eastern suburbs close to all amenities

On a main bus route

Close to schools and crèches.

Gas fired central heating

uPVC double glazing throughout

BER

Rating: C3

BER No.: 114669922

EPI: 200.76kWh/msq/yr



dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.