

# For Sale

**No. 20 Silverwood, Ferrybank, Waterford.**



Well presented three bedroom semi-detached residence, located just off The Rockshire Road in Ferrybank. An ideal starter home or investment property, this property benefits from gas fired central heating, uPVC double glazed windows and doors and off street parking with generous gardens. The property is comprised of entrance hall, living room, kitchen with dining area, three bedrooms, two of which are double and one single and a main bathroom. The property is located within easy walking distance of Ferrybank, which offers a host of local amenities including schools and shops, and is also on a main public transport route. For further details and viewing arrangements, please contact DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 105161103**

**Asking Price €139,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Porch**

Sliding porch door

### **Entrance Hall**

Laminate wood flooring. Telephone and power point

### **Living Room**

3.84 x 3.56

Laminate wood flooring. Marble fireplace with open fire. Roller blind to window.

### **Kitchen/Diner**

5.70 x 3.53

Laminate wood flooring throughout. Fitted kitchen units with ground and eye level storage. Marble fireplace to dining area with gas fire insert.

### **Stairs and Landing**

Stairs in carpet. Landing finished in laminated wood flooring

### **Master Bedroom**

3.48 x 3.11

Laminate wood flooring. Fitted wardrobe. Curtains and roller blinds to window

### **Bedroom 2**

3.53 x 3.24

Laminate wood flooring. Fitted wardrobes

### **Bedroom 3**

2.35 x 2.00

Laminate wood flooring. Fitted wardrobes

### **Main Bathroom**

Tiled flooring. WC. WHB. Shower.

### **Garden**

Gardens in lawn front and rear. Paved patio to rear garden. Side Entrance

### **Features**

uPVC double glazed windows and doors.  
Off street parking

### **Heating:**

Gas fired central heating

### **BER:**

Rating D2

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EPI: 291.67 kWh/m<sup>2</sup>/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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