

For Sale

No. 83 Glenside, Ballycarnane Woods, Tramore, Co. Waterford



Spacious and well proportioned three bedroom semi-detached residence, in good modern condition throughout, located just off the ring road in the popular private development of Ballycarnane Woods in Tramore. Built in 2005, this modern two storey semi-detached property has the benefit of gas fired central heating, uPVC double glazed windows and doors, cobble-lock driveway to the front with lawn, and a large paved rear garden with deck area. Accommodation comprises an entrance hall, large living room, spacious open plan kitchen diner, down-stairs WC, generous master bedroom with en-suite shower room, main bathroom, large double guest bedroom and single bedroom. Early viewing recommended. For further information please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 101241628

Asking Price €155,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled floor of polished porcelain tiles

WC

Tiled flooring. WC. WHB.

Living Room

5.81 x 3.63

Oak wooden flooring. Pine fireplace surround with open fire and cast iron inset. Cabled for surround sound. Curtains and blind to window

Kitchen/Diner

Tiled flooring, polished porcelain tiles. Maple Shaker Style fitted kitchen with tiled splash back. French doors to rear garden

5.56 x 4.34

Stairs and Landing

Stairs in carpet. Landing in laminate flooring

Bedroom 1

Laminate wood flooring. Large double bedroom. Fitted wardrobes. Curtains and blind to window

3.31 x 4.67

Ensuite

WC. WHB. Shower

Hot Press

Bedroom 2

4.91 x 2.94

Laminate wood flooring. Double bedroom. Fitted wardrobes. Curtains and blind to window

Bedroom 3

2.55 x 3.04

Laminate wood flooring. Single Bedroom. Fitted wardrobes. Curtains and blind to window

Main Bathroom

3.14 x 2.13

Tiled floor and walls around bath. Electric shower over bath.

Garden

South West paved rear garden with raised deck. Barna shed. Outside tap. Lighting. Cobble lock driveway to front of property

Heating:

Gas fired Central

BER:

Rating C1

BER No. 101241628

EPI: 161.5kWh/m2/yr

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

DNG Thomas Reid Auctioneers PRSA License No. 002015





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