

## For Sale

### No. 18 Aylesbury Avenue, Aylesbury, Ferrybank, Waterford



Beautifully presented spacious three bedroom semi-detached property in pristine modern condition throughout. Located within The Aylesbury development in Ferrybank, the property is within easy walking distance of a host of local amenities including a Library, shops and schools, and is serviced by a regular bus route to and from the City Centre. This large three bedroom property extends to an impressive c.125 msq and accommodation comprises of entrance hall, living room, dining room, kitchen, utility and WC, and three generous sized bedrooms including master bedroom with en-suite and main bathroom. This property has a very high standard of finish having been just recently re-tiled and re-painted throughout, as well as a new bespoke walnut fitted kitchen and all new carpets throughout. The property benefits from a south-west facing back garden with a cobble lock driveway to front.

For further information and viewing arrangements, call DNG Thomas Reid Auctioneers on 051-852233 or visit [www.thomasreid.ie](http://www.thomasreid.ie).

**BER: No. 104781042**

**Asking Price €130,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Laminate wood flooring. Storage under stairs

### **WC**

Tiled floor. Wc. Whb.

### **Living Room**

5.33 x 3.71

Laminate wood flooring. Blinds to bay window. Glazed double doors to kitchen and dining area

### **Dining Room**

3.03 x 5.83

Laminate wood flooring. Blinds to window. Patio door to rear garden

### **Kitchen**

2.52 x 3.56

Tiled flooring. Bespoke walnut fitted kitchen with stainless steel extract vent.

### **Utility**

Tiled flooring. Plumbed for washing machine

### **Stairs & Landing**

Carpet flooring

### **Bedroom 1**

3.89 x 3.79

Carpet flooring. Blinds to window.

### **En Suite**

Tiled flooring and walls to ceiling. Wc. Whb. Shower, mains shower unit.

### **Main Bathroom**

2.68 x 1.68

Tiled flooring and walls to a very high standard. Wc. Whb. Bath. Blind to window.

### **Hot Press**

### **Bedroom 2**

2.87 x 4.20

Carpet flooring. Blind to window

### **Bedroom 3**

4.20 x 3.11

Carpet flooring. Blind to window

### **Features:**

Newly painted throughout

Newly carpeted

Cobble-lock driveway

Wired for Alarm

High standard of fit out

**Garden:**

South West facing rear garden in lawn

**Heating:**

Gas fired central heating

**BER:** Rating C1

No. 104781042

159.18 kWh/m<sup>2</sup>/yr

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





DOUGLAS NEWMAN GOOD

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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