

For Sale

No. 14 Bromley Close, Ardkeen Village, Waterford



Sizable semi-detached four / five bedroom home, situated within the popular development of Ardkeen Village between the Dunmore Road and the Williamstown Road, close to the outer ring road, Waterford University Hospital and Tesco and Ardkeen Shopping Centres. The property has been very well maintained and accommodation is set out with entrance hall, living room, dining room, kitchen with dining area, utility room, WC with large wet-room shower, and study / fifth bedroom. The property also has four generous bedrooms upstairs, including master bedroom with en-suite shower room and main bathroom. Benefiting from gas fired central heating and teak double glazed windows, the property also has a secure enclosed rear garden, cobble lock driveway to the front of the property with parking for two cars. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: 106965262

Asking Price €185,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled flooring. Storage under stairs. Telephone point. Alarm panel.

Living Room

Carpet flooring. Gas fire to fireplace. Coving to ceiling. Curtains and blinds to window. 4.13 x 4.36

Dining Room

Carpet flooring. Coving to ceiling. Curtains to window. 3.00 x 3.57

Kitchen

Linoleum flooring. Oak fitted kitchen. Tiled splash back. Electric oven and gas hob. Fitted extract unit. Venetian blinds to bay window. 3.61 x 4.21

Utility Room

Linoleum flooring. Plumbed for washing and dryer. Fitted work surfaces and wall units.

WC/Shower Room

Full wet room+shower newly completed. Fully tiled floor and walls to ceiling. Triton T90z electric Shower. 2.01 x 2.42

Study/Bedroom 5

Laminate wood flooring. Curtains and blinds to window 2.46 x 3.46

Stairs and Landing

Carpet flooring. Sky light to landing.

Bedroom 1

Carpet flooring. Extensive fitted wardrobes. Curtains to bay window. 3.99 x 3.64

En suite

Tiled flooring. WC. WHB. Mains pressure shower unit. Walls tiled floor to ceiling.

Bedroom 2

Carpet flooring. Fitted wardrobes. Curtains to window. 3.13 x 3.22

Bedroom 3

Carpet flooring. Fitted wardrobes. Curtains to windows. 3.01 x 2.40

Main Bathroom

Linoleum flooring. WC. WHB. Bath. Electric shower over bath. Partially tiled 2.48 x 1.74

Bedroom 4

Carpet flooring. Fitted wardrobes. Curtains to window.

Hot Press

Garden

Rear garden in lawn with patio area.

Features

Sizable semi detached 4/5 bedroom home

Well maintained

Double glazed windows

Gas fired central heating

Heating: Gas fired central heating
BER: Rating C3
BER No. 106965262
EPI: 219.47 kWh/m2/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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