

## 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**

### **Features**

Rear garden in lawn with patio area.  
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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