

FOR SALE

By Private Treaty



3 Silverwood, Rockshire Road, Ferrybank, Waterford, X91 TND7

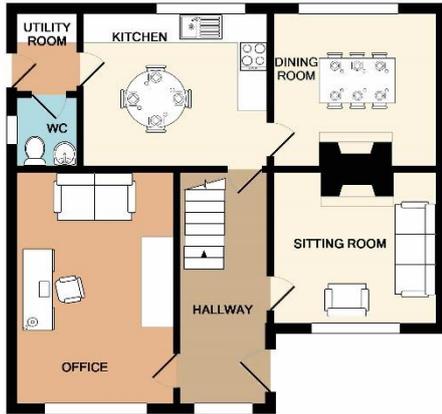
€169,000

Ennis Gough Property is delighted to offer this lovely property for sale by private treaty. It is located in the quiet Silverwood development, a mature development at the top of Ferrybank's Rockshire Road. This 1150 sq ft (approx) detached family home provides 3 reception rooms, three bedrooms and a kitchen-diner with the option of converting the third reception room downstairs into a fourth bedroom. The main family bathroom is upstairs and there as a guest WC on the ground floor.

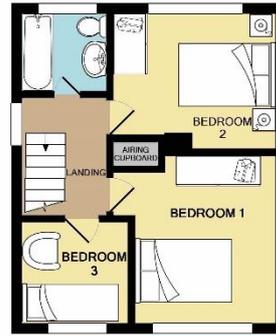
Silverwood is a quiet, mature development with a large space of open ground provided for children to play in. The house features gas fired central heating with open fires in both main reception rooms. The property is fitted with teak effect double glazing throughout. The house features a mix of carpeted floors with tiling and laminate timber. The house is detached, and very private on account of the green open spaces behind and to the side. There's the option to extend over the first floor extension or to the rear, subject to the necessary planning authority.

Ferrybank is a popular location with a great selection of schools, leisure and retail amenities at hand, as well as easy access onto the local national road network (M9, N25 & N24) Waterford city centre is a short drive away, and a regular bus service stops at the estate entrance if needed. Waterford golf club is a short walk away, and both soccer and GAA clubs are nearby.





GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ. FT.
(67.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ. FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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