



No. 10 Montelado Way, Farmleigh, Waterford. X91AH2N.

For Sale

€185,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 102 sqm. /c. 1,097 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious three bedroom family home beautifully presented in superb condition throughout. Ideally located in the popular development of Farmleigh on the Dunmore Road, a short walk away from Waterford University Hospital, Ardkeen Shopping Complex and serviced by a regular bus route. The property boasts a host of features such as gas fired central heating, uPVC double glazed windows throughout, alarm system, solid wood flooring throughout the ground floor, and a new fitted kitchen. Accommodation comprises of entrance hall, living room, kitchen/dining area, downstairs WC, three bedrooms with master en-suite and a large main bathroom. Viewing comes highly recommended. For viewing arrangements please contact sole selling agents DNG Reid & Coppinger Auctioneers on 051-852233.

LOCATION

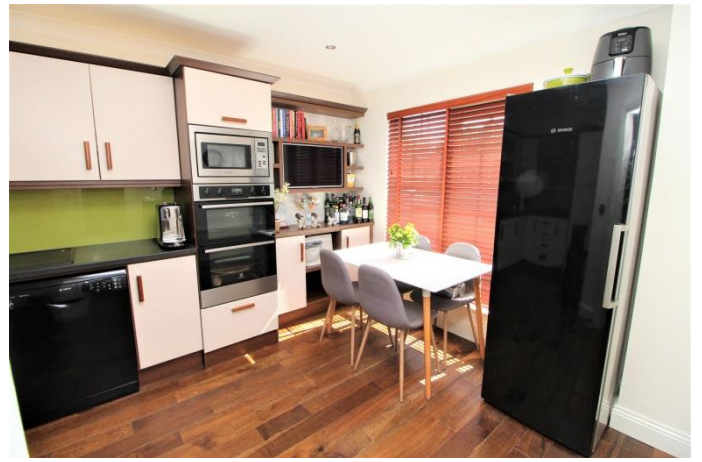
Within the development of Farmleigh on the Dunmore Road in eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Child care facilities are available in the adjoining Garranmore Estate and at Woodlands Hotel adjacent to the development.

ASKING PRICE €185,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall

Wooden flooring. Telephone point

Kitchen 3.46x 4.50

Solid Oak flooring. High gloss kitchen with coloured glass splash back. Stainless steel fitted microwave, double oven and gas hob. Fitted washing machine and tumble dryer. Fitted flat screen TV to dining area. Recessed spot lighting. Wooden Venetian blinds and curtains to window.

Living Room 4.21 x 5.50

Solid timber flooring. Gas fire insert, mahogany over mantle with matching fitted cabinets and shelving either side of chimney breast. Wired for flat screen TV. Wooden Venetian blinds and curtains to windows.

Downstairs WC

WC and WHB. Solid timber floors. Fitted storage units.

Landing

Carpet finish to stairs and landing. Hot Press. Curtains and Venetian blinds to landing window.

Bedroom 1 3.33 x 4.00

Carpet floor covering. Extensive fitted wardrobes in a mahogany finish. TV point. Wooden Venetian blinds and curtains to window.

En Suite 1.77 x 2.20

Carpet flooring. WC, WHB, Shower. Electric shower, tiled around shower.

Bedroom 2 4.58 x 3.31

Carpet flooring. Fitted wardrobes. Wooden Venetian blinds to window.

Bedroom 3 3.49 x 2.64

Carpet flooring. Fitted wardrobes. Wooden Venetian blinds to window.

Main Bathroom

Carpet flooring. Large bathroom with bath, separate shower, WC & WHB.

GARDEN

Rear garden in lawn with large paved patio area. Barna shed.



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FEATURES

Full Alarm System
uPVC double glazing
High stand internal fit-out
Solid wooden flooring throughout downstairs
New high gloss fitted kitchen

BER

Rating: C1
BER No.: 108365586
EPI: 170.52 kWh/msq/yr



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