



No. 17 St. Killian's Place, Ferrybank, Waterford. X91 XC6Y.

For Sale

€115,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's: 1
Size: c. 93 sqm. /c. 1001 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD
DNG

THOMAS REID

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DESCRIPTION

Three bedroom mid terraced family home which comprises of an entrance hall, living room, lounge, kitchen/diner and shower room, three bedrooms on first floor. The property has the benefit of front and rear gardens, uPVC double glazed windows throughout, PVC fascia and soffit and oil fired central heating. The property would make an excellent family/starter home or for the discerning investor due to its central location.

LOCATION

Located within the mature residential estate of St. Killian's Place, Ferrybank, the property is adjacent to Ferrybank Church and is within walking distance to both Primary and Secondary Schools, a library and a host of local amenities. Waterford City centre is just a five minute drive away and the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin.

ASKING PRICE €115,000

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



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ACCOMODATION

Entrance hall **4.99 x 1.81**

With carpet flooring

Living Room **3.49 x 2.99**

With carpet flooring, open fireplace with tiled surround, coving to ceiling, curtains and blind to window.

Lounge **3.90 x 3.49**

With carpet flooring, open fireplace with tiled surround, coving to ceiling.

Kitchen/Diner **4.33 x 2.93**

With Linoleum flooring, fitted kitchen, coving to ceiling, curtains to window.

Shower Room **2.51 x 1.37**

With tiled floor and walls to ceiling, W.C., W.H.B. and Shower.

Stairs and Landing in carpet

Bedroom 1 **4.40 x 2.87**

With carpet flooring, coving to ceiling, curtains and blinds to window,

Bedroom 2 **3.90 x 2.75**

With carpet flooring, curtains to window.

Bedroom 3 **2.89 x 2.56**

With carpet flooring, curtains to window.

GARDEN

Garden to the front and rear

FEATURES

uPVC double glazing throughout

Oil fired central heating

BER

Rating: F

BER No.: 112284286

EPI: 417.88 kWh/msq/yr



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