



## No. 4 Meneval Green, Farmleigh, Waterford. X91RRK3.

**For Sale**

**€189,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 98 sqm. /c. 1,050 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**DNG**

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## DESCRIPTION

Generously proportioned three bedroom semi-detached residence of c.98 sq m ideally located on the Dunmore Road in Waterford City close to all amenities. The property has been owner occupied since newly built in 2003 and has been lovingly maintained by its current owners. The large of the three bedroom house type in this development, the property offers spacious living accommodation which comprises of entrance hallway, living room, kitchen/dining area, guest wc, three bedrooms, master en-suite and a large main bathroom. The property has zoned gas fired central heating, uPVC double glazed windows throughout, and a large south west facing rear garden which is fully paved throughout and has a side entrance.

## LOCATION

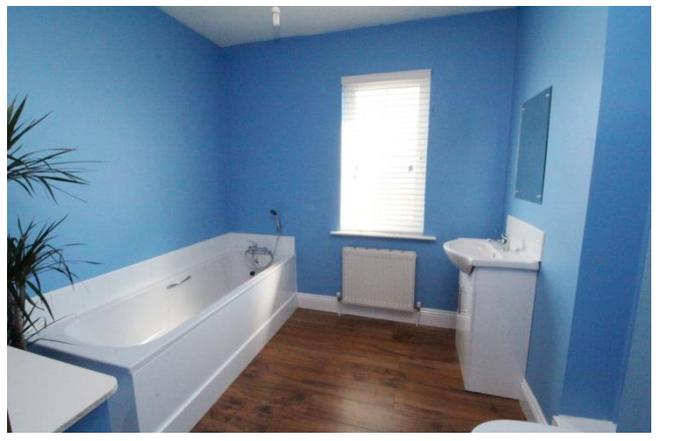
Within the development of Farmleigh on the Dunmore Road in eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and 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 €189,000**

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



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## ACCOMODATION

### Entrance Hall

Tiled flooring. Storage under stairs. Coving to ceiling.

### W.C.

Tiled flooring. WC. WHB. Plumbed for washing machine and dryer, incorporated under the stairs.

### Kitchen/Diner **3.59 x 4.91 (extended from original house type)**

Extended kitchen with tiled flooring. Beech Shaker style fitted kitchen units. Tiled splashback. Ceramic hob, electric oven, extract unit and integrated fridge freezer. Blinds to window. Coving to ceiling.

### Living Room **4.19 x 5.43**

Laminate wood flooring. Maple wood surround to fireplace with open fire. Sliding patio door to rear garden. Wired for surround sound. Coving to ceiling.

### Stairs and Landing in carpet.

### Bedroom 1 **3.28 x 4.54**

Carpet flooring. Fitted wardrobes. Blind and Curtains to window.

### En Suite **2.17 x 1.91**

Tiled flooring. WC. WHB. Pumped electric shower unit. Walls tiled from floor to ceiling.

### Bedroom 2 **4.00 x 3.29**

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

### Main Bathroom **3.03 x 2.59**

Laminate wood flooring. WC. WHB. Bath. Shower mixer over bath. Blinds to window.

### Bedroom 3 **2.54 x 2.60**

Laminate wood flooring. Blinds to window.



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## **GARDEN**

Large South West facing rear garden.

Cobble-locking throughout.

Barna garden shed.

Side entrance

## **FEATURES**

Spacious three bedrooms semi-detached residence

Ideally located close to all amenities on the Dunmore Road

Zoned gas fired central heating

uPVC double glazing throughout

Ideally situated over-looking the green area

## **BER**

Rating: C2

BER No.: 112423256

EPI: 182.14 kWh/msq/yr



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