



No. 38 Leaca Ard, Abbeylands, Ferrybank, Waterford. X91 XV5Y.

For Sale

€229,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 101 sqm. /c. 1,087 sq.ft.



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DESCRIPTION

Impressive 3 bedroom 3 bath semi-detached house situated in the popular residential estate of Leaca Ard in Ferrybank. Leaca Ard is within easy walking distance to a range of local amenities such as shops, schools and a regular bus service. The property has been maintained to the highest of standards and is in walk in condition for the discerning buyer. Accommodation comprises of entrance hall, living room, open plan kitchen/diner, downstairs W.C., three bedrooms upstairs with master bedroom en-suite and a main bathroom. The property benefits from gas fired central heating and uPVC double glazed windows. Garden to the front in lawn and tarmacadam driveway for parking, private walled in garden to the rear with gravelled area and granite stone patio.

LOCATION

The property is located in the popular residential estate of Leaca Ard in Ferrybank and is situated on a corner site at the entrance to the estate. Within minutes to a host of local amenities including shops, bars, schools and Waterford City Centre. The property is also highly accessible being within easy reach of all routes via the Southlink bridge, and the M9 Waterford to Dublin motorway.

ASKING PRICE €229,000

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



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ACCOMMODATION

Entrance hallway **4.95 x 1.97**

Porcelain tiled flooring

Living Room **3.96 x 5.20**

Laminate timber flooring. Marble fireplace with Gas fire insert. Venetian blinds to windows. Double doors to kitchen/diner.

Kitchen/Diner **3.88 x 6.04**

Porcelain tiled flooring. Fitted kitchen with tiled splashback. Sliding doors to rear garden with gravelled area and granite patio. Double doors to living room.

W.C. **2.18 x 1.58**

Porcelain tiled floor. WC, WHB.

Stairs and landing in carpet to First Floor

Bedroom 1 **4.04 x 3.91**

Laminate timber flooring. Fitted wardrobes. Venetian blinds to window.

En Suite **2.62 x 1.52**

Tiled floor and walls to ceiling. WC, WHB, electric Shower.

Bedroom 2 **4.24 x 3.37**

Laminate timber flooring. Fitted wardrobes. Blind to window.

Bedroom 3 **2.55 x 2.81**

Laminate timber flooring. Fitted wardrobes. Venetian blinds to window.

Bathroom **2.71 x 2.48**

Tiled floors and walls to ceiling. WC, WHB, Bath. Blinds to window.



GARDEN

Front garden in lawn with tarmacadam driveway for parking.

Rear walled in garden with gravelled area and granite stone patio.

FEATURES

Walk in condition

Gas fired central heating

uPVC double glazed windows, fascia and soffit

New Composite front door

Fully alarmed

Corner Site

Situated in a Cul de Sac

BER

Rating: C1

BER No.: 114511116

EPI: 153.89 kWh/msq/yr



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