

For Sale

**No. 28 Brocton Avenue, Hollybrook, Ferrybank,
Waterford.**



Newly redecorated three bedroom semi detached property in superb condition throughout situated on a corner site in the development of Hollybrook. Accommodation includes entrance hallway, generous living room, kitchen and dining area, utility room, and downstairs WC, with additional main bathroom on the first floor and three bedroom with master en-suite. Heating is provided by gas fired central heating. The property boasts an extremely private and large rear garden with barna shed, cobblelock driveway to the front of the property, and gated side entrance. The property is located within walking distance of Ferrybank town centre, which offers a host of local amenities, schools, shops and entertainment. For further details and viewing arrangements, contact selling agents DNG Thomas Reid Auctioneers on 051-852233 or visit www.thomasreid.ie

Asking Price €190,000

Accommodation

Entrance Hallway

Carpet flooring, Telephone point, Cabled for alarm.

Downstairs Wc

Tiled floor, Radiator, Wc, Whb.

Living Room

5.61 x 4.09

Carpet flooring, Solid oak fireplace surround, Marble hearth & plinth, Gas fire insert, Curtains to windows, Double doors to Kitchen/ Diner.

Kitchen

3.19 x 3.69

Shaker style fitted Kitchen, With chrome T bar handles, Tiled splashback, Laminate wood flooring, Electric oven, Dishwasher, Integrated extract unit, Recessed spot lighting to ceiling.

Utility Room

Plumbed for washing machine.

Dining Area

3.69 x 2.12

Carpet flooring, Sliding patio door to rear garden, TV point.

Landing

Stairs & landing in carpet.

Main Bathroom

2.59 x 1.98

Tiled floor and walls, Wc, Whb, Bath, Triton T90si electric shower over bath, Extract unit.

Bedroom 1

4.23 x 3.82

Carpet flooring, Fitted wardrobes, Curtains to window, TV point, Telephone point.

En Suite

Wc, Whb, Mains shower, Tiled floor and walls, Radiator, Extract unit.

Bedroom 2

3.09 x 4.37

Carpet flooring, Fitted wardrobes, Curtains to bay window.

Bedroom 3 (Large Single)

2.58 x 3.02

Carpet flooring, Curtains to window.

Features

Newly decorated, Wired for alarm.

Garden Details

Extremely large rear garden (corner site), with barna shed, private to rear, Gated side entrance, Cobblelock front driveway.

Heating

Gas fired central heating.



Entrance Hallway



Living Room



Living Room



Kitchen



Dining Room



Downstairs Wc



Landing



Bedroom



Bedroom



Bedroom



Bedroom



Viewing by prior appointment with DNG Thomas Reid Auctioneers on 051-852233.

DOUGLAS NEWMAN GOOD
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FOR SALE

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