



Farronshoneen, Williamstown Road, Waterford, X91T6N4.

For Sale

€330,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 2
Size: c. 171sqm. /c.1,850sq.ft.



PSRA Licence Number: 002015



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Waterford

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DESCRIPTION

Located on the Williamstown Road in the Eastern suburbs of Waterford City, this four bedroom bungalow occupies a private and secluded site of c.0.35 acres surrounded by mature trees and shrubbery, with a walled boundary throughout. The property is ideally situated close all amenities including The Tesco and Ardkeen Shopping Centres and Waterford University Hospital. Offering bright and spacious living accommodation comprising a large entrance porch and hall, sitting room, living room, dining room, kitchen with dining area, shower room, store room, utility room, three double bedrooms, one single bedroom, and main bathroom, it also benefits from gas fired central heating and uPVC double glazed windows and doors throughout. The property has a tarmacadam drive way, with large paved patio areas front and rear and is surrounding by lawned gardens. To the rear is a block built garden shed and boiler house, as well as a steeltech garden shed with concrete base. This beautiful home is offered for sale with early vacant possession and viewing comes highly recommended.

LOCATION

With a situation on the Williamstown Road on the City side of the Farronshoneen roundabout in the eastern suburbs of Waterford City, the property is ideally located within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres, with all major local amenities present. The property is also on a major bus route with primary and secondary school as well as sports and leisure facilities all within easy reach. The property is also situated just off the Farronshoneen roundabout which gives access to the outer ring road, allowing for easy access to the Waterford IDA Industrial Estates, the western suburbs and all major routes via the N25 and M9 Motorway via the Southlink Bridge.

ASKING PRICE €330,000

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



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ACCOMODATION

Entrance Porch

Tiled flooring

Entrance Hall

Carpet flooring. Alarm panel.

Sitting Room **6.40 x 4.22**

Laminate wood flooring. Open fire with decorative brick fireplace. Coving to ceiling. Curtains to windows

Living Room **3.62 x 4.32**

Carpet flooring. Sliding patio door to front patio area. Fitted low level storage units. Fire plinth with provision for stove.

Kitchen/Diner **6.65 x 2.99**

Tiled flooring throughout. Oak fitted kitchen with ground and eye level units. Tiled splashback. Stanley Super 80 solid fuel cooker. Stainless steel electric oven. Rear door to garden.

Dining Room **4.54 x 3.01**

Carpet flooring. Coving to ceiling. Curtains to window.

Rear Hall

Laminate wood flooring. Rear entrance.

Shower Room **2.92 x 2.29**

Tiled flooring. WC. WHB. Electric shower unit. Tiled walls

Store Room

Main Bathroom **2.56 x 3.02**

Tiled flooring. WC. WHB. Bath. Separate pumped shower unit. Tiled walls.

Bedroom 1 **3.06 x 3.66**

Fitted wardrobes. Curtains to windows.

Bedroom 2 **3.93 x 3.06**

Laminate wood flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3 **2.39 x 4.17**

Carpet flooring. Fitted wardrobes. Curtains to windows

Bedroom 4 **3.04 x 2.39**

Carpet flooring. Fitted wardrobes. Curtains to windows

GARDEN

Garden in lawn to front and rear with a large paved patio area to rear. Mature tree lined boundary.

Tarmacadam driveway. Steel Tech garden shed with concrete base. Block built garden shed with boiler house.

FEATURES

Ideally located within walking distance of all amenities

uPVC double glazing throughout

uPVC soffits and fascias

Gas fired central heating

Re-insulated walls and attic

BER

Rating: D1

BER No.: 107081358

EPI: 244.05kWh/msq/yr





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