

## For Sale

### No. 13, Greenoaks, The Fairways, Ferrybank, Waterford



Stunning three bedroom semi-detached property, in pristine modern condition throughout. Having received several upgrades in recent years including a new kitchen, bathroom suite and deck area to the rear garden, the property is also in superb decorate order both inside and out. Located in The Fairways, Greenoaks, on the Rockshire Road, Ferrybank, the property is located within easy walking distance of a host of local amenities including shops and schools. Accommodation is comprised of entrance hall, living room, large kitchen diner, three generous bedrooms including master bedroom with en-suite shower room and a main bathroom with shower. The property benefits from a large site giving way to off street parking for a least two cars and also making the property ideally suitable for extending, subject to the appropriate planning permission. Situated adjoining a green area in the development, the property also enjoys a private rear garden that is not overlooked and with a southerly aspect. Viewing this stunning three bedroom home comes highly recommended. For further information and view arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051 852233 or visit [www.thomasreid.ie](http://www.thomasreid.ie)

**BER: C3 No: 106513187**

**Asking Price € 135,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Oak flooring. Radiator.

Eircom phonewatch alarm panel, telephone and phone points.

### **Living Room**

2.85 x 4.89

Oak flooring. Cast iron fireplace with open fire.

Bay window with roller blind.

### **Kitchen**

3.48 x 5.77

Tiled floor and splashback. Extensive fitted kitchen in a mixture of dark walnut effect and cream, extending to the dining area with ample storage. Soft close doors. Fitted appliances and Siemens integrated coffee machine. Stainless Steel oven and hob with matching extractor. New Bosch washing machine, dryer and dishwasher.

### **Stairs and Landing in Carpet**

### **Bedroom 1**

3.60 x 4.09

Wooden flooring. Curtains and roller blinds to bay window.

Feature wallpaper detail. T.V. point.

### **Ensuite**

0.85 x 2.57

WC, whb and shower. Tiled floor and walls around shower.

Triton T80i electric shower unit, radiator glass shower door.

### **Main Bathroom**

2.41 x 2.48

WC, Whb, Bath. Tiled floors and walls. Triton T90z electric shower unit over bath. Upgraded sanitary ware. Glass shower screen over bath. Roller blinds to window. Radiator.

### **Bedroom 2**

3.59 x 3.27

Wooden flooring. Roller blinds to window. Generous double room.

### **Bedroom 3**

2.32 x 2.42

Single bedroom with sliderobe wardrobes, wooden flooring, roller blinds to window. Shelving unit to wall.

### **Garden:**

Rear garden in lawn. Barna shed. Raised deck area. walled in secure private garden. Not overlooked. South facing. Front garden in lawn with off street parking for two cars. Large side entrance, suitable for extension (subject to Planning Permission).

**Heating:** Gas fired central heating.

**BER:** Rating: C3  
BER No: 106513187  
EPI: 206.2kWh/m2/yr

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





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**DNG**

**THOMAS REID  
FOR SALE**

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