

For Sale

No. 51 Green Oaks, The Fairways, Ferrybank, Waterford



A beautiful three bedroom semi-detached residence of c. 97 sq. m., situated on a corner site in a much sought after quite residential development in Ferrybank. This property built in 2004, is ideally located c. 2 miles from Waterford City Centre and within walking distance of Ferrybank School, Ferrybank Church, shops, and all major amenities. This family home is in excellent condition throughout, having been well maintained by current owners. The property comprises of living room, kitchen/diner, downstairs wc, master bedroom with en-suite, 1 double bedroom, 1 single room and main bathroom. Garden and cobble lock area to rear of property accessed by private side entrance, which houses a Barna Shed for storage. Property also has gardens and private driveway for parking to front of property.

BER: No. 100976125

Asking Price €179,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

2 x 4.3

Porcelain tiled flooring. Recessed lighting

Living Room

3.8 x 5.1

Solid wood flooring. Cast iron fireplace with wood surround and cream enamel finish solid fuel stove. Coving and recessed lighting to ceiling. Blinds to window. Double doors to kitchen/dining room.

Kitchen-Dining Room

3.6 x 5.8

Solid wood flooring, Beech shaker style fitted kitchen, eye level electric oven, five ring gas hob, integrated fridge freezer, white tiled splash back, recessed lighting, blinds to window, blinds to French doors leading to garden.

Downstairs W.C.

0.8 x 1.8

Tiled flooring. W.C. W.H.B. Tiled walls from floor to ceiling

Stairs and Landing in carpet

Master Bedroom

3.8 x 3.5

Laminated wood flooring, Fitted wardrobes. Blind to window.

En Suite

0.9 x 2.6

Tiled floor to ceiling, W.C., W.H.B., and Triton T90 Shower.

Bedroom 2

4.2 x 3.9

Laminated wood flooring, fitted wardrobes. Blind to window.

Bedroom 3

2.4 x 2.2

Laminated wood flooring. Blind to window.

Main Bathroom

2.5 x 2.0

Tiled flooring. WC. WHB. Bath. Separate shower unit with an electric T90 shower. Tiled walls from floor to ceiling. Blind to window.

Garden

Garden to the rear of the property has a cobble lock patio with lawn. Lawn to front of house with for private parking.

Features

uPVC double glazed window
Gas fired central heating
Off street parking
Stira stairs to attic

Heating:

Gas Fired Central Heating

BER:

Rating C1
BER No. 100976125
EPI: 167.71 kWh/m.sq/yr

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

DNG Thomas Reid Auctioneers PSRA License No. 002015





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**THOMAS REID
FOR SALE**

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