



**No. 18 Brockton Avenue, Hollybrook, Ferrybank, Waterford. X91W1WT.**

**For Sale**

**€214,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 111.5 sqm. /c. 1,200 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious 3 bedroom semi-detached house situated in the popular sought after residential estate of Hollybrook, just off the Rockshire Road in Ferrybank adjacent to Waterford Golf Club. Hollybrook is within easy walking distance to a range of local amenities such as shops, schools and a regular bus service. 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 cobble-lock for parking, garden to the rear in lawn.

## LOCATION

The property is located just off the Rockshire Road in Ferrybank, just a few minutes walk from Fountain Street in Ferrybank, and a short drive from Waterford City Centre. The location is highly accessible being within easy reach of all routes via the Southlink bridge, and the M9 Waterford to Dublin motorway.

**ASKING PRICE €214,000**

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

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## ACCOMMODATION

### Entrance hall **5.04 x 2.10**

Timber laminate flooring.

### Living Room **5.78 x 4.09**

Timber laminate flooring. Curtains and Venetian blinds to window. Open fireplace with black marble hearth and gas insert. Double doors to open plan kitchen/diner.

### Kitchen/Diner **5.27 x 3.87**

Spacious open plan kitchen/diner with cream high gloss fitted kitchen units. Porcelain tiled flooring. Tiled splash back. Recess lighting. Venetian blinds to windows. Sliding doors to rear private garden and patio.

### Utility Room **1.01 x 2.63**

Porcelain tiled flooring. Plumbed for washing machine.

### Downstairs W.C. **2.09 x 1.63**

Porcelain tiled flooring. W.C. and W.H.B.

### Stair and landing in carpet to first floor

### Bedroom 1 **4.43 x 3.84**

Timber laminate flooring. Fitted wardrobes. Venetian blinds to window.

### Ensuite **2.73 x 1.03**

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

### Bedroom 2 **3.84 x 4.58**

Timber laminate flooring. Fitted wardrobes. Venetian blinds to window.

### Bedroom 3 **2.78 x 3.02**

Timber laminate flooring. Venetian blinds to window.

### Bathroom **2.77 x 1.89**

Tiled floor and walls to ceiling. W.C., W.H.B. with vanity unit, Bath.



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## GARDEN

Front garden in lawn with cobble-lock driveway.

Rear garden in lawn with patio area.

## FEATURES

PVC Double Glazed Windows

Gas Fired Central Heating

High gloss fitted kitchen

Cobble-lock driveway

Spacious rear garden

## BER

|          |                  |
|----------|------------------|
| Rating:  | C2               |
| BER No.: | 113118491        |
| EPI:     | 197.8 kWh/msq/yr |



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