



No. 39 Fan Glas, Kilmeaden, Co. Waterford. X91 X3C9.

For Sale

€290,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 150 sq.m. /c. 1,610 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Superb four bedroom semi-detached family home extending to 1,610 sq. ft., located in the popular residential estate of Fan Glas, Kilmeaden, Co. Waterford. This property offers modern country living at its best but yet is only 11kms to Waterford City centre and within a couple of minutes walk to a choice of shops, bars and local amenities in the village of Kilmeaden. Accommodation comprises of entrance hall, living room, open plan kitchen/diner, sunroom, utility room, downstairs WC and TV room/playroom. On the first floor there are four spacious bedrooms, main ensuite and bathroom. Viewing comes highly recommended.

LOCATION

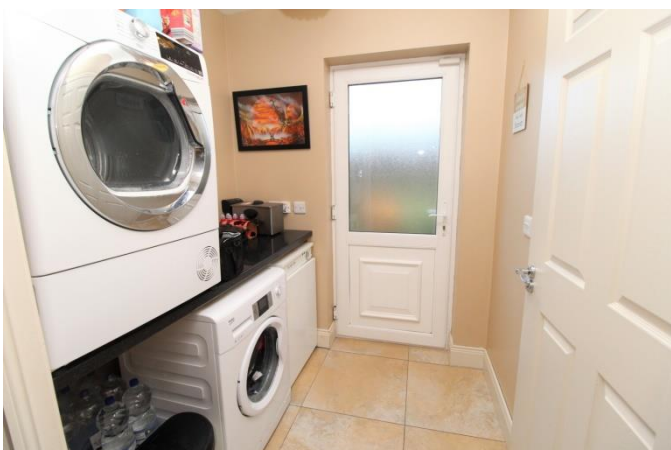
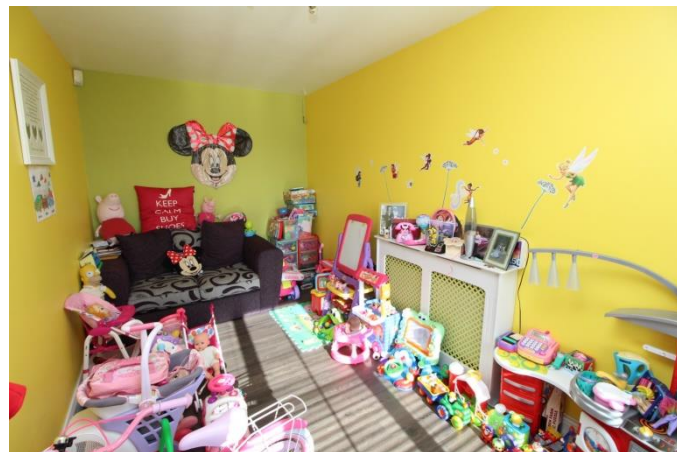
Fan Glas is situated in the village of Kilmeaden just 11kms from Waterford City. The village is adjacent to the M9 bypass that connects the Waterford Dublin motorway and the Waterford to Cork national primary road.

ASKING PRICE €290,000

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



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ACCOMMODATION

Entrance Hallway **4.56 x 2.01**

Porcelain tiled flooring.

Living Room **5.11 x 3.94**

Slate tiled flooring. Open fire with granite hearth. Blinds to bay window.

Open Plan Kitchen/Diner **6.90 x 3.76**

Porcelain tiled flooring. Cream fitted kitchen with integrated oven and hob. Wood blinds to window.

Sunroom **3.56 x 3.12**

Porcelain tiled flooring. Double doors to rear garden.

Utility Room **1.95 x 1.82**

Porcelain tiled flooring. Plumbed for washing machine and dryer,

WC **1.95 x 1.82**

Porcelain tiled flooring. WC. WHB.

TV Room/Playroom **4.99 x 2.38**

Laminate wood flooring. Wooden blinds to window.

Stairs and landing in carpet

Bedroom 1 **4.62 x 3.69**

Laminate wood flooring. Wooden blinds to bay window.

En Suite **2.63 x 1.51**

Tiled flooring. WC. WHB. Shower.

Bedroom 2 **4.27 x 3.37**

Laminate wood flooring. Fitted wardrobes. Binds to window.

Bedroom 3 **4.15 x 2.67**

Laminate wood flooring. Walk in Wardrobe. Blinds to window.

Bedroom 4 **2.93 x 2.58**

Laminae wood flooring. Blinds to window

Bathroom **2.71 x 2.49**

Tiled flooring. WC. WHB. Bath with mixer power shower. Walls tiled from floor to ceiling

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BER

Rating: B3

BER No.: 101183416

EPI:126.86

FEATURES

Beautifully presented

Oil fired central heating

Solar Panels

Situated in a quiet cul de sac

Overlooking a large green area

GARDEN

To the rear private walled garden in lawn with deck area. To the front of the property the garden is in lawn with driveway.



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