



**Ardanza, Newrath, Waterford, Co. Kilkenny. X91 Y6V0.**

**For Sale**

**€245,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 1  
**Size:** c. 105sq.m. /c. 1,130sq.ft.



PSRA Licence Number: 004069



**DNG**

**REID & COPPINGER**

52 High Street

Waterford

T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Ardanza is a three bedroom detached bungalow situated in a quiet cul de sac in the mature location of Newrath on the outskirts of Waterford City. The property is in need of some modernisation but offers all the benefits of country living combined with the convenience of being less than a few minutes' drive to Waterford City Centre. Accommodation comprises of entrance porch, entrance hall, living room, lounge, kitchen/diner, three bedrooms and a main bathroom. The property has a large tarmacadam driveway with mature gardens to the front and to the rear.

## LOCATION

The property is located just off the R448 Newrath roundabout and within minutes' drive to Waterford Golf club, shops schools and Waterford City Centre. Also links the main N25 motorway to Dublin and Limerick.

**ASKING PRICE €245,000**

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



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## ACCOMMODATION

**Entrance Hall**                    **1.07 x 8.48**

Tiled flooring.

**Living Room**                    **4.62 x 3.43**

Carpet flooring. Open fire place. Curtains to windows.

**Kitchen/Diner**                **4.29 x 4.07**

Tiled flooring. Fitted kitchen. Blinds to window.

**Lounge**                        **3.35 x 3.43**

Laminate wood flooring. Curtains to windows.

**Bedroom 1**                    **4.26 x 3.57**

Carpet flooring. Blinds and curtains to windows

**Bedroom 2**                    **3.47 x 3.00**

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bedroom 3**                    **4.57 x 1.90**

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bathroom**                    **3.56 x 1.88**

Tiled flooring. WC. WHB. Bath with Triton T90 shower. Tiles around bath and shower.

**Rear Porch**                    **1.32 x 1.87**

Tiled flooring.

## GARDEN

Front garden in lawn with mature shrubbery and tarmacadam driveway. Private rear garden in lawn with patio.

**GARAGE**                    **3.21 X 6.45**

## FEATURES

uPVC double glazed windows

uPVC fascia and soffits

Oil fired central heating

## BER

Rating: G

BER No.: 112347901

EPI: 471.79kWh/msq/yr



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