



No. 73 Poplar Drive, Carraig An Aird. Waterford. X91 V5RN.

For Sale

€195,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 126 sqm. /c. 1356 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Generously proportioned four bedroom semi-detached home, within the Carraig An Áird development at the Six Cross Roads in Waterford. Located just off the outer ring road, the property is ideally located within easy reach of Waterford City, Waterford IDA Industrial Estate and Waterford Institute of Technology, as well as a good selection of local amenities, including child care facilities within the development. Beautifully presented with bright modern décor throughout, the property comprises of entrance hall, living room, open plan kitchen diner, WC, three first floor bedrooms with main bathroom, and large master bedroom suite at second floor level including en-suite shower room and store room. The property is situated over-looking a large green area to the front and enjoys a private Easterly aspect to the rear. The development also has on-site child care facilities.

LOCATION

Located within the Carraig An Áird development at the Six Cross Roads in Waterford, the property is situated just off the outer ring road with easy access to all routes including the N25 Waterford to Cork road, and the M9 Motorway to Dublin via the new South link Bridge. The property is also within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology, and the City Centre.

ASKING PRICE €195,000

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







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ACCOMODATION

Entrance Hall

Tiled flooring. Alarm panel. Hanging space under stairs.

WC

Tiled flooring. WC. WHB.

Kitchen/Diner 5.66 x 3.58

Tiled flooring. Fitted kitchen with breakfast bar. Fitted electric oven and hob. Blinds to windows. Double doors to living room.

Living Room 5.20 x 3.21

Laminate wood flooring. Cast iron fireplace. Open fire with wooden surround.

Stairs and Landing in Carpet

Main Bathroom 3.36 x 1.76

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

Bedroom 1 3.34 x 3.32

Laminate wood flooring. Fitted wardrobes. Connecting door to main bathroom. Blinds to window.

Bedroom 2 2.91 x 3.58

Laminated wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 2.65 x 2.46

Laminate wood flooring. Blinds to window

Master Bedroom 7.25 x 3.22

Laminate wood flooring. Fitted wardrobes. Blinds to windows.

En Suite

Tiled flooring. WC. WHB. Shower. Glass shower door. Electric shower unit. Walls tiled from floor to ceiling.

GARDEN

East facing garden in lawn to rear. Concrete driveway to front.

FEATURES

Ideally located just off the outer ring road with easy access to all areas

Spacious four bedroom property with second floor master suite

Private East facing rear garden

Off street parking for two cars

Gas Fired Central Heating

uPVC Double Glazing

BER

Rating: C2

BER No.: 107579005

EPI: 165.69 kWh/msq/yr

