



No. 24 Brandon Way, Earls court, Waterford. X91FFY2.

For Sale

€288,000

Bedrooms 3
Reception Rooms 2
Bathroom's/WC's 2
Size c. 116 sqm. /c.1249 sq.ft.



PSRA Licence Number: 004069



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Waterford

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DESCRIPTION

No. 24 Brandon Way is a beautifully presented semi-detached three bedroom family home, situated in the popular mature development of Earls court on the Dunmore Road. This bright and spacious three bedroom property comprises of entrance hall, living room, lounge, kitchen/diner, utility room and guest wc. First floor comprises of three generous bedrooms and main bathroom. Heating is provided by gas fired central heating and all windows are uPVC double glazed. The property benefits from a spacious rear garden with gated side entrance, while the front garden has a driveway and gardens in lawn. The property is in excellent condition throughout and benefits from all new double glazed windows and doors throughout, as well as garage conversion to introduce an additional reception room to the property. Viewing this property comes highly recommended.

LOCATION

The property is ideally located within walking distance of University Hospital Waterford, Tesco Ardkeen, Lidl, Aldi and Ardkeen Stores Shopping Centre. It is also within easy reach of a number of Montessori pre-schools, as well as Ballygunner Primary School and the Gael Scoile. The property also benefits from frequent bus services operating daily to Waterford City Centre and Dunmore East.

ASKING PRICE €288,000

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



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ACCOMMODATION

Entrance Hall

Porcelain tiled flooring.

Living Room

3.35 x 4.46

Laminate wood flooring. Marble fireplace with multi fuel stove. Double door to kitchen/diner. Blinds and curtains to window.

Lounge

2.49 x 4.63

Laminate wood flooring. Blinds to window

Kitchen/Diner

8.16 x 3.6

Porcelain tiled flooring. Newly fitted kitchen with Quartz splash back and countertop. Bosch double oven, Bosch electric hob, Bosch integrated dishwasher and Belling microwave. Blinds to windows. Curtains to double doors. Recess lighting.

Utility Room

1.70 x 1.60

Porcelain tiled flooring. Plumbed for washing machine and dryer.

Guest WC

1.79 x .84

Porcelain tiled flooring. Walls partially tiled.

Bedroom 1

3.73 x 3.13

Laminate wood flooring. Built in wardrobes. Blinds to window.

Bedroom 2

3.13 x 3.60

Laminate wood flooring. Blinds in wardrobes. Blinds to window.

Bedroom 3

2.41 x 2.25

Laminate wood flooring. Blinds to window.

Shower Room

2.76 x 2.20

Tiled flooring. WC. WHB with vanity unit. Corner Mira Elite shower with glass doors. LED electric mirror. Fitted bespoke storage unit. Walls tiled from floor to ceiling. Chrome radiator.

GARDEN

Spacious rear garden with cobble lock patio and path. Garden shed. Gated side entrance. Front garden has a driveway and gardens in lawn

BER

Rating: D1

BER No.: 109675983

EPI: 233.24kWh/msq/yr

FEATURES

All new uPVC double glazed windows and doors throughout

Newly fitted kitchen

Walk in condition.

Gas fired central heating.

Ideally located near to University Hospital Waterford, shops, schools and all local amenities.



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