

# FOR SALE

## *By Private Treaty*



**€149,000**

Ennis Gough Property is delighted to have the opportunity to bring this pretty little bungalow to the market. Located in the quiet Abbey Park development, Ferrybank, the property is detached and situated on a quiet cul de sac away from the main road. The property was constructed circa 1980, and features circa 66m<sup>2</sup> (715ft<sup>2</sup>) of internal accommodation on the one level.

The front door leads into a small storm porch, which in turn leads into the main reception room. This living room has an open fire and overlooks the front garden. Off the livingroom is the kitchen-diner and a rear lobby/hallway. Off this lobby, are the three bedrooms and the bathroom. The larger room has sliding double glazed doors leading out into the south facing garden. It has been used most recently as a second sittingroom.

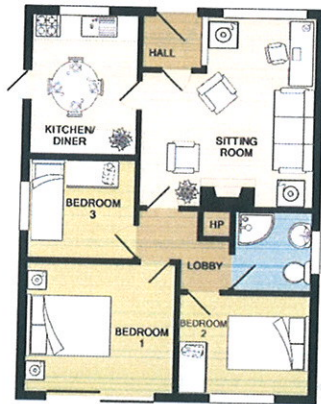
The rear garden is south facing, and surrounded by mature hedges and fences, affording

The property has oil fired central heating. The windows are double glazed PVC units and the property is presented in very good condition internally and externally.

Ferrybank is a lovely village suburb of Waterford city. It has three schools and a host of shops, speciality stores, medical practices, post office, ATM and sports clubs.

Ferrybank is close to the M9, N25 and N24, providing speedy access to the local national road network. The city centre is about 10 minutes away in normal traffic conditions, and there's a regular bus service from Abbey Park to the City centre, and beyond.





TOTAL APPROX. FLOOR AREA 732 SQ. FT. (68.0 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and substances shown here are not shown fixed and no guarantee as to their availability or efficiency can be given.  
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