



## No. 7 Rockshire Tce., Ferrybank, Waterford. X91KW0H.

**For Sale**

**€165,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 80 sqm. /c. 861 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**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)

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

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

## DESCRIPTION

Excellent investment or starter family home situated in the popular residential area of Rockshire Terrace on the Rockshire Road, directly adjacent to Bishops Grove estate in Ferrybank. The accommodation comprises of entrance hallway, living room, kitchen/diner and on the first floor three bedrooms and a main bathroom.

## LOCATION

The property is located in a terrace of similar type family homes within minutes' walk to a host of local amenities including shops, schools, Church of The Sacred Heart Ferrybank. Waterford City centre is just a short drive away and also the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin and the N25 to New Ross and Wexford

**ASKING PRICE €165,000**

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



*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*





*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*

## ACCOMMODATION

**Entrance Hall** 4.10 x 1.81

Laminate wood flooring.

**Living Room** 4.40 x 3.50

Laminate wood flooring. Open fireplace with tiled surround. Curtains to window.

**Kitchen/Dining** 5.42 x 3.22

Laminate wood flooring. Fitted kitchen units.

### Stairs and Landing in carpet

**Bedroom 1** 3.44 x 3.99

Carpet flooring. Fitted wardrobes. Curtains to window.

**Bedroom 2** 3.25 x 2.92

Carpet flooring. Curtains to window.

**Bedroom 3** 3.03 x 2.32

Carpet flooring. Curtains to window.

**Bathroom** 1.96 x 2.05

Linoleum flooring. WC. WHB. Bath. Electric shower over bath. Tiles around bath to ceiling

## GARDEN

Paved area to the front of the property, rear garden with paved area and lawn. Concrete shed.

## FEATURES

C3 Rating

uPVC double glazed windows

Oil fired central heating

PVC fascia and soffit

## BER

Rating: C3

BER No.: 106090442

EPI: 213.22kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.