

For Sale

No. 3 Kilbarrymeaden, Kill, Co. Waterford



Compact three bedroom semi-detached bungalow, located within the Village of Kilmeaden c. 8 miles from Waterford City.

The property is comprised of entrance hall, living room, kitchen, bathroom, and three bedrooms. The property is of block wall construction, and has the benefit of uPVC double glazed windows and doors, and back boiler central heating. The property also has off-street parking with gardens in lawn front and rear, with block built garden shed.

For further information and viewing arrangements, contact Sole Selling Agents DNG Thomas Reid on 051 852233.

BER NO. 100239391.

Asking Price €59,000

PSRA Licence No. 002015

Accommodation

<u>Entrance Hallway</u>	4.76 x 1.57
Tiled floor	
<u>Livingroom</u>	3.27 x 3.88
Wooden flooring. Open fire with back boiler	
<u>Kitchen</u>	3.27 x 3.88
Tiled floor.	
Ivory fitted ground & eye level units with wall tiling	
<u>Bathroom</u>	2.40 x 1.76
Wc, Whb, Shower Triton T90XT tiled floor and walls	
<u>Bedroom 1</u>	4.08 x 2.87
Laminate wood flooring	
<u>Bedroom 2</u>	3.98x 2.52
Laminate wood flooring	
<u>Bedroom 3</u>	2.98x 2.48
Laminate wood flooring	

Features

Within easy walking distance of the Village
Close to all local amenities
Off Street Parking
Upvc double glazed window & door

Garden

Garden in lawn to the front with side entrance
Walled in rear garden in lawn with block built shed

Heating: Back boiler central heating

BER:	Rating:	E1
	BER No:	100239391
	EPI:	336.24 kWh/m2yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015







DOLGELIS NIWMAN CO.OD

DNG

THOMAS REID

FOR SALE

www.dng.ie

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