

## For Sale

### No. 16 Monteverdi Green, Farmleigh, Waterford



A delightful three bedroom mid-terraced house in superb family home condition, situated in the popular development of Farmleigh, on the Dunmore Road. Located adjacent to The Woodlands Hotel, Farmleigh is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centers and a host of other local amenities. The location also affords easy access to the City Centre. The property comprises an entrance hall, living room, kitchen/diner, and utility room, master bedroom with walk in wardrobe, main bathroom, one further double bedroom and one single bedroom. The property benefits from an enclosed rear garden with separate rear entrance. Heating is provided by a gas fired central heating system and all windows are uPVC double glazed. The exterior of the property is maintenance free with a coloured render exterior and uPVC fascia and soffits. Ample parking to the front of the property. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 101710804

**Asking Price €139,000**

PSRA Registration No. 00215

## Accommodation

### **Entrance Hall**

Tiled flooring

### **Kitchen/Diner**

Tiled flooring. Oak fitted kitchen with tiled splash back. Wooden venetian blinds to bay window.

5.06 x 3.24

### **Utility Room**

Tiled flooring. Plumbed for washing machine and dryer.

### **Hot Press**

### **Living Room**

Carpet flooring. Black marble fireplace with oak surround. Gas fire inset. Sliding patio door. Bay window with roller blinds and curtains.

### **Stairs and Landing in carpet**

### **Master Bedroom**

Carpet flooring. Curtains and roller blinds to window

3.16 x 3.76

### **Walk in Wardrobe**

Tiled flooring. Shelved throughout

### **Main Bathroom**

Tiled flooring. WC. WHB. Bath. Electric shower over bath. Tiled walls from floor to ceiling

2.20 x 1.76

### **Bedroom 2**

Carpet flooring. Fitted wardrobes. Roller blinds to window

2.27 x 3.76

### **Bedroom 3**

Carpet flooring. Fitted wardrobes. Roller blinds to window

### **Garden**

Rear garden with side entrance

### **Heating:**

Gas fired central heating

### **BER:**

Rating C3

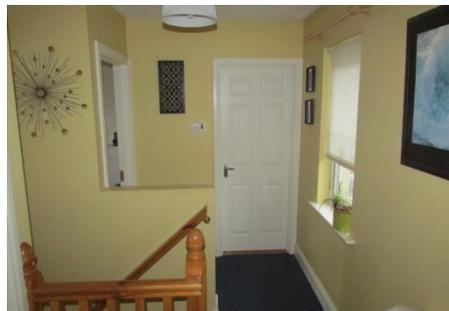
BER No. 101710804

EPI: 224.46 kWh/msq/yr

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

**DNG Thomas Reid Auctioneers PSRA License No. 002015**







DONICILAS NEWMAN COOBS

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

*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. Thomas Reid Auctioneers 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 Thomas Reid Auctioneers. 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.*