

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

5.06 x 3.24

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

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

3.16 x 3.76

Carpet flooring. Curtains and roller blinds to window

Walk in Wardrobe

Tiled flooring. Shelved throughout

Main Bathroom

2.20 x 1.76

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

Bedroom 2

2.27 x 3.76

Carpet flooring. Fitted wardrobes. Roller blinds to window

Bedroom 3

Carpet flooring. Fitted wardrobes. Roller blinds to window

Garden

Rear garden with side entrance

Heating:

Gas fired central heating

BER:

Rating C3

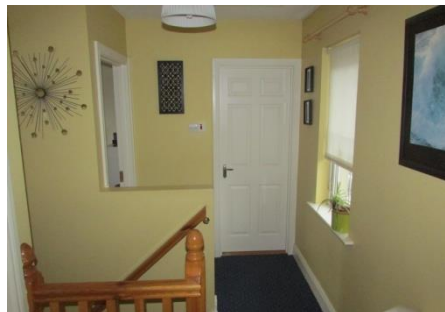
BER No. 101710804

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







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DNG

THOMAS REID

FOR SALE

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