



No. 84 Poplar Drive, Carraig An Aird, X91FV4F

For Sale

€255,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 95 sqm. /c. 1022 sq.ft.



PSRA Licence Number: 004069

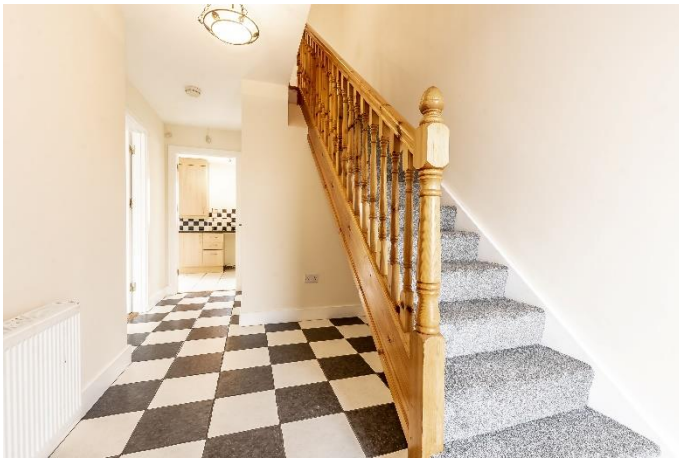


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DESCRIPTION

No 84 Poplar Drive is a spacious three bedroom, 3 bath, semi-detached home, within the Carraig An Aird development at the Six Cross Roads in Waterford. Located just off the outer ring road, the property is ideally located within easy reach of Waterford City, Waterford IDA Industrial Estate and South East Technological University, as well as a good selection of local amenities, including childcare facilities within the development. The property comprises of entrance hall, living room, open plan kitchen diner, WC. First floor has 3 bedrooms with ensuite and main bathroom. The property has the benefit of gas fired central heating and uPVC double glazed windows. The property is adjacent to a large green area to the front and has the benefit of off street parking for two cars.

LOCATION

Located within the Carraig An Áird development at the Six Cross Roads in Waterford, the property is situated just off the outer ring road with easy access to all routes including the N25 Waterford to Cork road, and the M9 Motorway to Dublin via the new Southlink Bridge. Carraig An Áird estate benefits from having a Crèche on site. The property is also within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology, and the City Centre.

ASKING PRICE €255,000

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

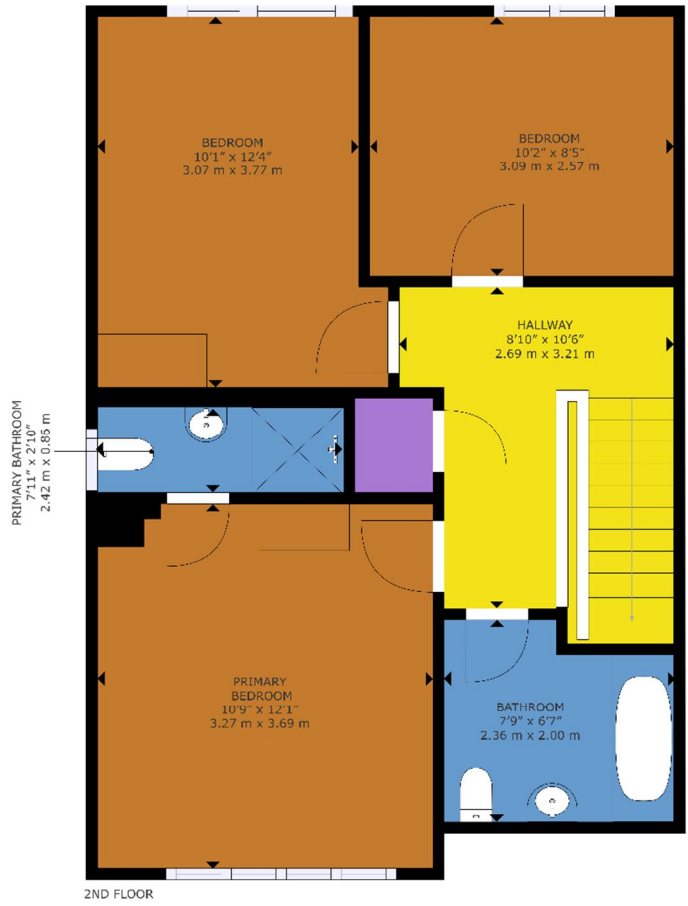
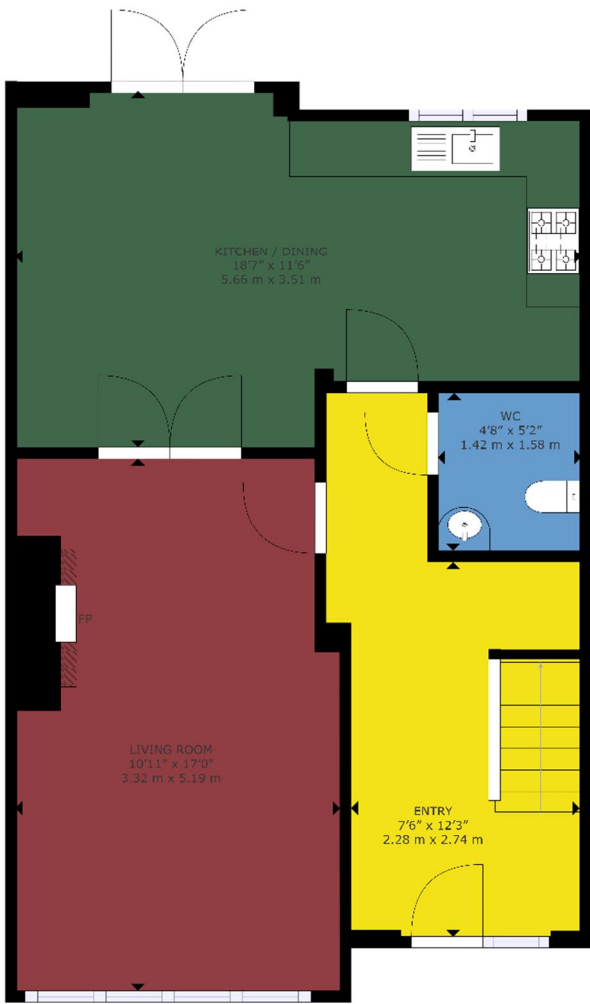


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ACCOMMODATION

Entrance Hall 5.42 x 2.61

Tiled flooring.

Living Room 3.21 x 5.20

Laminate timber flooring. Open fireplace. Blinds to window. Double doors to kitchen/diner.

Kitchen/Diner 5.63 x 3.48

Tiled Flooring. Fitted kitchen. Double doors to rear garden with patio.

WC 1.58 x 1.53

WC, WHB. Tiled flooring.

Stairs to first floor

Bedroom 1 3.79 x 3.26

Laminate timber flooring. Fitted wardrobes.

En Suite 2.56 x 0.96

WC, WHB, electric T90 shower with tiled surround. Tiled flooring.

Bedroom 2 3.85 x 2.90

Laminate timber flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 2.98 x 2.72

Laminate timber flooring.

Bathroom 2.34 x 2.20

WC, WHB, Bath with electric T90 shower tiled surround. Tiled Flooring.

GARDEN

Garden to the rear in lawn with paved patio area and garden shed. Driveway to the front with parking for two cars.

FEATURES

Ideally located just off the outer ring road with easy access to all areas.

Private East facing rear garden.

Off street parking for two cars.

Gas fired central heating.

uPVC double glazing

BER

Rating: C1

BER No.: 116257049

EPI: 168.55 kWh/msq/yr



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