

## For Sale

### No. 78 Ashley Drive, Cherrymount, Kilcohan, Waterford.



No. 78 Ashley Drive is a delightful four bedroom detached residence, situated on a corner site within a private cul de sac, within close proximity to Waterford City Centre. Having been substantially extended, this sizable property extends to c.1650 sq.ft. with two reception rooms, and very large kitchen with dining and lounge area. The property provides bright and spacious accommodation which comprises of entrance hall, living room, kitchen/ dining area, utility, downstairs wc, reception room, four bedrooms and main bathroom. Heating is provided by gas fired central heating. In good modern condition throughout, the property benefits from uPVC double glazing throughout, enclosed rear garden and off street parking. BER No. 101679751. Viewing comes highly recommended. For further details and information, please contact sole agents DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €120,000**

## Accommodation

### Entrance Hallway

Tiled flooring, Coving to ceiling, Radiator.

### Living Room

5.63 x 3.55

Laminate wood flooring, Coving to ceiling, Cast iron feature fireplace with mahogany surround, and marble plinth. Glazed double doors to Kitchen/ Dining Area.

### Kitchen/ Dining Area

8.10 x 5.48

Substantially extended Kitchen, Dining and Lounge area. Tiled flooring throughout, High gloss fitted kitchen in white with tiled splash-back, French doors leading to patio and rear garden, Extensive wood panelled ceiling with recessed spotlighting, and six large feature Velux roof light windows.

### Utility

2.53 x 1.76

Tiled floor and walls, Fitted work surfaces and storage, Plumbed for washing machine and dryer, Side entrance/exit.

### Downstairs Wc

0.98 x 2.53

Wc, Whb, Tiled floor and walls.

### Reception Room

5.64 x 2.56

Laminate wood flooring, Feature fan light to ceiling, TV point.

### Bedroom 1

4.78 x 3.49

Laminate wood flooring, Extensive fitted wardrobes.

### Bedroom 2

3.15 x 3.49

Laminate wood flooring, Extensive fitted wardrobes.

### Hot Press

### Main Bathroom

2.00 x 1.89

Wc, Whb, Bath with electric shower, Tiled floor and walls to ceiling. Victorian style bathroom suite.

### Bedroom 3

4.26 x 2.58

Laminate wood flooring.

### Bedroom 4

2.58 x 4.25

Laminate wood flooring.

### Bedroom 5

2.52 x 4.25

Laminate wood flooring.

Features Situated in a private cul de sac, uPVC double glazing throughout.  
Heating Gas fired central heating.  
Garden Details Patio area, Walled rear boundary.

**BER Rating: D1**

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



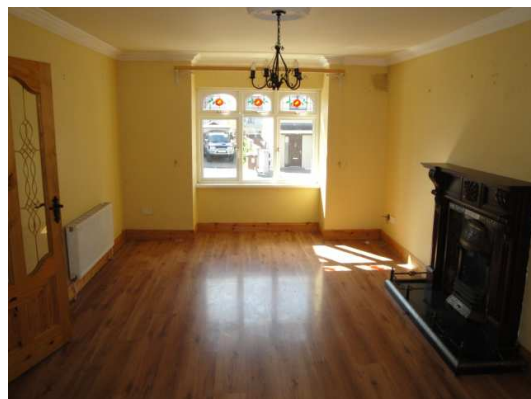
Entrance Hallway



Utility Room



Kitchen



Living Room



Bedroom



Reception Room



Main Bathroom



Bedroom



Bedroom



Bedroom

DOUGLAS NEWMAN GOOD

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**FOR SALE**

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

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