

# FOR SALE

## By Private Treaty



63 Ashley Drive, Cherrymount, Waterford, X91E0K0

€159,000

A lovely starter home for sale in the popular Cherrymount development, Kilcohan. This lovely home is located on a quiet cul-de-sac overlooking a shared open green area. The property features hardwood double glazed windows and gas fired central heating. The accommodation features an entrance hallway, livingroom with open fire, kitchen-diner and guest WC. The first floor features a landing, three bedrooms and the family bathroom.

The back garden is secure and laid to lawn. The property is ideally situated close to a host of schools and childcare facilities. There's speedy access to the inner and outer ring roads, providing easy commuting to most of the city and its suburbs. The Kingfisher sports centre, Supervalu and the RSC are a short walk away.

The property is attractively priced and we expect a good level of interest in this sale.



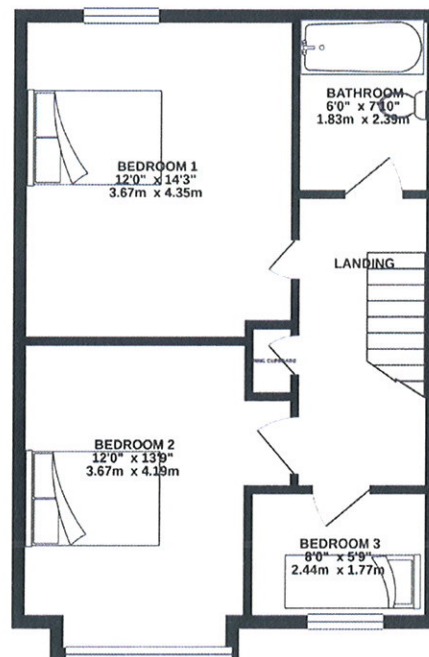
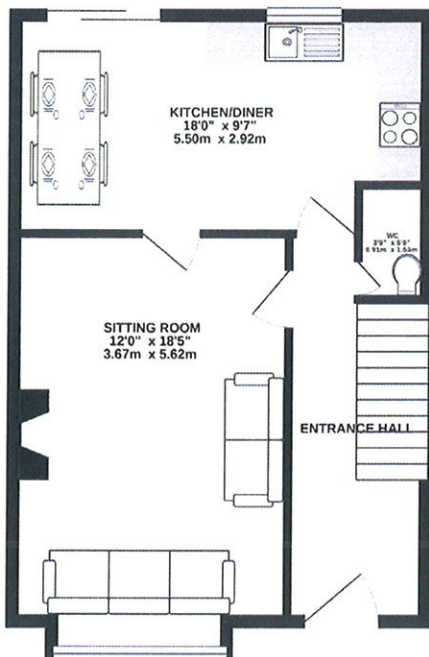






GROUND FLOOR  
490 sq. ft. (45.6 sq. m.) approx.

1ST FLOOR  
490 sq. ft. (45.6 sq. m.) approx.



TOTAL FLOOR AREA: 981 sq. ft. (91.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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