



No. 2 Monteverdi Green, Farmleigh, Waterford. X91FNY5.

For Sale

€192,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 90 sqm. /c. 969 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent three bedroom mid terraced residence of c.90 sq m ideally located on the Dunmore Road in Waterford City close to all amenities. The property has been owner occupied since newly built in 2003 and has been well maintained throughout. The property which comprises of entrance hallway, living room, kitchen/dining area, utility room, three bedrooms, master with walk in wardrobe and main bathroom. The property has the benefit of gas fired central heating, uPVC double glazed windows throughout, a south west facing rear garden which is partly gravelled & a spacious decking area for those summer bbq's and has a rear garden entrance.

LOCATION

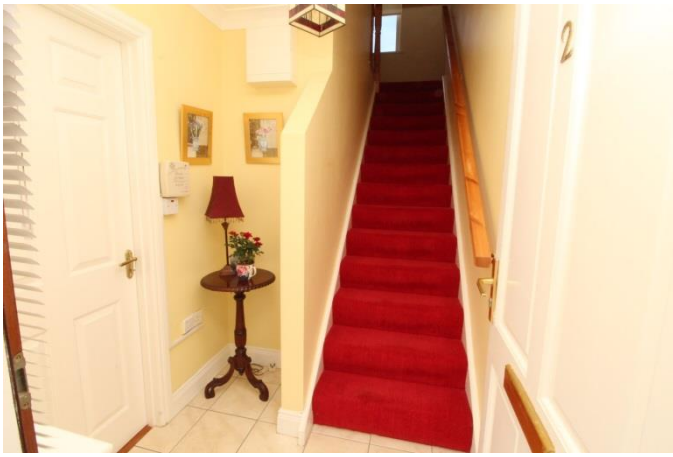
Within the development of Farmleigh on the Dunmore Road in eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Child care facilities are available in the adjoining Garranmore Estate and at Woodlands Hotel adjacent to the development.

ASKING PRICE €192,000

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



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ACCOMODATION

Entrance Hall 2.68 x 1.98

Tiled flooring.

Living Room 5.98 x 3.26

Carpet flooring. Blinds and curtains to window. Fireplace with mahogany surround, granite hearth and a gas fire inset. Sliding doors to deck area and rear garden.

Kitchen/Diner 5.97 x 2.69

Tiled flooring. Fitted kitchen. Tiled splashback. Blinds to window. Door to rear garden.

Utility Room 2.53 x 1.24

Tiled flooring. Plumbed for washing machine.

Stairs and Landing in carpet

Bedroom 1 3.78 x 3.32

Carpet flooring. Walk in wardrobe. Blinds and curtains to window.

Bedroom 2 3.73 x 3.34

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 3 2.38 x 2.81

Carpet flooring. Fitted wardrobes. Curtains to window.

Bathroom 2.35 x 1.89

Tiled flooring. WC. WHB. Bath. Shower over bath. Tiles around bath and WHB.

GARDEN

Spacious rear garden with large deck area. Barna shed and rear access.

FEATURES

uPVC Double Glazed Windows

Gas Fired Central Heating

Overlooking Green Area

Great Location

Fully Alarmed

BER

Rating: C3

BER No.: 1124683368

EPI: 216.52 kWh/msq/yr



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