

For Sale

No. 6 Christendom Mews, Ferrybank, Waterford



End of terrace three bedroom house located in on the Abbey Road in Ferrybank. Situated c. 2 km from Waterford City, the property is within easy walking distance of all local amenities in the Ferrybank area including shops, schools and entertainment. The property comprises of entrance hall, downstairs w.c., living room, kitchen, three bedrooms, main bathroom and en suite. There is a cobble lock driveway to the front providing off street parking. The property has the benefit of uPVC double glazing; Gas fired central heating and is wired for an Alarm. Viewing is by prior appointment with sole selling agents DNG Thomas Reid Auctioneers 051 852233.

BER: No. 107716722

Asking Price €55,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

With Solid oak flooring

Downstairs WC and WHB

Living Room

5.87 x 3.19

With laminate wood flooring, gas fire to marble fireplace with oak surround

Kitchen

2.60 x 2.39

Shaker style kitchen units, tiled floor and splash back

Stairs and landing in carpet

Bedroom 1

3.20 x 3.79

With carpet flooring and fitted wardrobes

En Suite

With WC, WHB and shower, electric shower unit

Bedroom 2

3.75 x 2.44

Bedroom 3

3.30 x 2.92

With semi solid wood flooring

Hot Press

Bathroom

WC, WHB, Bath, tiled floor.

Features

uPVC double glazing
Cobble lock front drive

Heating:

Gas Fired Central Heating

BER:

Rating C2
BER No. 107716722
EPI: 178.54 kWh/m2/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015





0100-1111111-1111111
DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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