

## For Sale

### No. 6 Castle Oaks, Ferrybank, Waterford



Spacious three bedroom semi-detached property with garage, presented in good modern condition throughout, located in private development of Castleoaks on the Rockshire Road, in Ferrybank. The property is located within easy walking distance of a host of local amenities including shops and schools and is within easy reach of Waterford City centre. Accommodation is comprised of entrance hall, living room, large kitchen diner, downstairs WC, utility room, three generous bedrooms and a main bathroom with bath and shower. The property benefits from a large site giving way to off street parking for a least two cars and also making the property ideally suitable for extending, subject to the appropriate planning permission. The property also has the benefit of a garage that is ideally suitable for conversion to create an extra reception room or downstairs bedroom. The property also enjoys a large private rear garden with a walled boundary and deck area with a westerly aspect. Viewing this spacious family home comes highly recommended. For further information and view arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051 852233 or visit [www.thomasreid.ie](http://www.thomasreid.ie)

**BER: No. 106743925**

**Asking Price €185,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Solid Oak Flooring. Alarm Panel

### **Downstairs WC**

#### **Living Room**

3.91 x 4.97

Solid oak flooring. Oak fireplace with gas fire inset. Curtains and blinds to window.

#### **Kitchen/Dining Area**

5.83 x 3.44

Tiled flooring to Kitchen. Fitted kitchen with cream traditional kitchen units. Tiled splashback. Breakfast bar. Blind to kitchen window Solid oak flooring to dining area. Curtains and blinds to window dining area window

#### **Utility Room**

5.83 x 2.00

Tiled flooring. Plumbed for Washing Machine. Work surface. Overhead fitted units. Blind to window. Back door to garden

### **Stairs and Landing in Carpet**

#### **Bedroom 1**

3.51 x 3.57

Carpet flooring. Curtains and blind to window

#### **Main Bathroom**

2.22 x 2.54

Wooden flooring. WC. WHB. Bath. Shower. Blind to window

#### **Bedroom 2**

3.06 x 4.13

Carpet flooring. Curtains to window

#### **Bedroom 3**

2.67 x 2.57

Carpet flooring. Blind to window

#### **Garden**

Large rear garden and deck area with western aspect. Side entrance. Garden to front in lawn

#### **Garage**

Suitable for conversion. Door from hallway leading to garage. Up and over garage door.

#### **Heating:**

Gas Fired Central Heating

#### **BER:**

Rating D1

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EPI: 258.13

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

**DNG Thomas Reid Auctioneers PSRA License No. 002015**







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**DNG**

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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