



No. 4 An Grianan, Ard Glas, Ferrybank, Waterford. X91 YK3H.

For Sale

€330,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's: 2
Size: c. 133 sq.m. /c. 1,432 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent four bedroom detached family home situated within the popular development of Ard Glas in Ferrybank Waterford. The property is in walk-in condition and has recently been upgraded including a newly fitted kitchen & bathroom. This bright family home comprises of an entrance hallway, spacious sitting room, large open plan kitchen/diner with double doors to private rear garden, four bedrooms, all with built-in wardrobes, including master bedroom with en-suite shower room and bathroom. The property has the benefit of being on a spacious site situated in a quiet cul de sac with walled in manicured gardens to the front and rear. Spacious tarmac driveway and barna shed. The property benefits from a gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffit. Viewing this superb property comes highly recommended.

LOCATION

Within the private development of Ard Glas just off the Abbey Road, in Ferrybank in a quiet cul de sac of similar type family homes. This superb property is located within easy walking distance of a host of local amenities including primary and secondary schools, shops and a regular bus service to the city centre and beyond. Waterford City centre is just a short drive away and also the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin and the N25 to New Ross and Wexford.

ASKING PRICE €330,000

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



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ACCOMMODATION

Entrance Hall

Semi solid pine flooring.

Sitting Room 4.90 x 3.83

Solid pine flooring. Fireplace with gas inset. Coving to ceiling. Blinds to window.

Kitchen/Diner 7.56 x 4.42

Tiled flooring. New fitted high gloss grey fitted units with Silestone quartz countertops and splash back. Integrated dishwasher and fridge. Double doors to rear patio. Coving to ceiling. Blinds to window.

Utility 2.90 x 2.10

Tiled flooring. Fitted units. Plumbed for washing machine.

Bedroom 1 3.57 x 4.36

Carpet flooring. Fitted wardrobes. Blinds to window.

En-Suite 2.69 x 1.801

Tiled flooring. WC. WHB. Double shower with glass panel. Walls tiled from floor to ceiling. Chrome heated towel rail. Recess lighting.

Bedroom 2 3.69 x 3.78

Carpet flooring. Blinds to window.

Bedroom 3 2.91 x 3.07

Semi solid pine flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 3.11 x 2.62

Semi solid pine flooring. Fitted wardrobes. Blinds to window.

Bathroom 2.71 x 2.56

Tiled flooring. WC. WHB. Electric shower with glass panel. Walls tiled from floor to ceiling.

FEATURES

uPVC double glazed windows to rear and triple glazed windows to front

Fully alarmed

Beautiful garden

Detached bungalow

Newly fitted high gloss kitchen with Silestone quartz worktops

BER

Rating: D1

BER No.: 113125736

EPI: 235.54kWh/msq/yr



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GARDEN

To the rear private walled in garden with manicured lawns with mature shrubbery, spacious patio area and barna shed. To the front large tarmacadam driveway with garden in lawn.



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