



No. 3 Meledon Grove, Farmleigh, Waterford. X91 FA0C.

For Sale

€249,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 111 sqm. /c. 1,194 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Spacious and well-proportioned three bedroom semi-detached residence of c. 111 Sqm. located within the popular development of Farmleigh on the Dunmore Road. Being the larger three bedroom house type in the development, the property offers excellent living accommodation which comprises of a large entrance hall, kitchen and dining area, large spacious living room, down stairs WC, garage with internal access, a large main bathroom, three generous bedrooms with master bedroom including an en-suite shower room and walk-in wardrobe. The property has the benefit of zoned gas fired central heating, uPVC double glazing, and a large South East facing rear with side entrance. The garage could be easily converted to a second reception room, work from home space, or a downstairs bedroom. The property is ideally located towards the front of the development and has been impeccably maintained.

LOCATION

Within the private 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 €249,000

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



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ACCOMMODATION

Entrance Porch 2.41 x 1.22

Carpet flooring

Entrance hall 1.88 x 2.16

Carpet flooring

WC 1.70 x 1.42

Tiled flooring. WC, WHB.

Kitchen/Diner 5.96 x 3.11

Tiled floors and splash back. Oak fitted kitchen with electric oven and ceramic hob. Wooden venetian blinds to window. Sliding patio doors to rear garden.

Living Room 3.88 x 5.95

Carpet flooring. Wooden venetian blinds to windows. Marble fireplace with oak surround. Coving to ceiling.

Large open landing, stairs and landing in carpet.

Bedroom 1 3.17 x 3.58

Carpet flooring. Wooden venetian blinds.

Walk-in wardrobe 2.26 x 1.35

Fitted shelving and hanging space.

En Suite 2.28 x 1.68

Tiled floor and shower. WC, WHB and shower with glass enclosure.

Bedroom 2 3.91 x 3.37

Laminate wood flooring. Extensive fitted wardrobes. Wooden venetian blinds.

Bedroom 3 2.88 x 2.38

Laminate wood flooring. Extensive fitted wardrobes. Wooden venetian blinds.

Bathroom 2.47 x 2.23

Tiled floor and bath area. WC, WHB and bath.

Hotpress

Garage 3.33 x 5.77

With side entrance to garden. Roller shutter door. Plastered walls. Garage could be easily converted to a second reception room, work from home space or a downstairs bedroom.



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GARDEN

South East facing rear garden in lawn

Off street parking to the front

Side entrance

FEATURES

Spacious three bedroom semi-detached home within a private development

Well maintained property offering generous living accommodation

Garage suitable for easy conversion to second reception room or work space

Ideally located on the Dunmore Road

Close to a host of local amenities and transport links

BER

Rating: B3

BER No.: 114616840

EPI: 140.99 kWh/msq/yr



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