



## No. 41 Beech Drive, Greenfields, Waterford. X91 ED1H

**For Sale**

**€189,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's:** 2  
**Size:** c. 75 sq.m. /c. 807 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Modern three bedroom mid terrace home, situated within the popular development of Greenfields in the Kilcohan area on the outskirts of Waterford City. The property comprises of entrance hall, living room, kitchen/diner, w.c. and on the first floor three bedrooms all with fitted wardrobes and a main bathroom. The property has the benefit of gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffits.

## LOCATION

The property is ideally situated just minutes from the outer ring road giving access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

**ASKING PRICE €189,000**

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



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## ACCOMMODATION

**Entrance Hall** 3.02 x 1.75

Laminate timber flooring

**Living Room/Kitchen/Diner** 7.87 x 4.44

Laminate timber flooring. Open fireplace with granite base. Fitted kitchen. Blinds and curtains to windows. Double doors to rear garden and deck area.

**W.C.** 2.19 x 0.97

Laminate timber flooring. WC, WHB.

### Stairs and landing in carpet

**Bedroom 1** 4.55 x 2.37

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bedroom 2** 3.25 x 2.30

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bedroom 3** 2.42 x 2.37

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bathroom** 2.28 x 2.01

Tiled flooring. WC, WHB, Bath with electric T90 shower. Tiled floor to ceiling.

## GARDEN

Garden to the rear in lawn with decking and patio area. Barna shed with power connection.

## FEATURES

PVC double glazed windows

Gas fired central heating

Barna shed

## BER

Rating: C1

BER No.: 115463804

EPI: 162.41kWh/msq/yr



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