



**No. 26 Leaca Ard, Abbeylands, Ferrybank, Waterford. X91C95V.**

**For Sale**

**€209,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 120 sqm. /c. 1291 sq.ft.



PSRA Licence Number: 004069



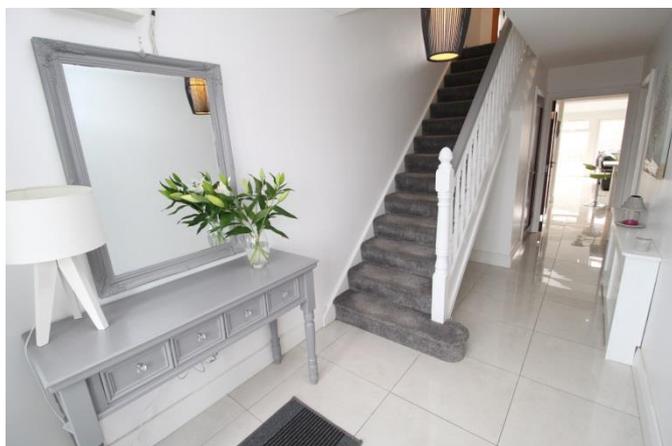
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## DESCRIPTION

Beautifully presented three bedroom end of terrace family home adjacent to a large green area. This superb property has been completely upgraded to a high standard including a large rear extension. Accommodation includes a reception room, a large open plan kitchen/dining/living room, utility room, WC, three bedrooms and main bathroom. Extending to c. 120 sq.m., viewing this superb property comes highly recommended.

## LOCATION

The property is located in the popular residential estate of Leaca Ard in Ferrybank within minutes to a host of local amenities including shops, bars and schools.

**ASKING PRICE €209,000**

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



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## ACCOMMODATION

### Entrance Hall **5.99 x 2.04**

Porcelain tiled flooring.

### Living Room **3.27 x 5.48**

Walnut laminate wood flooring. Fireplace with marble hearth. Blinds to window.

### Kitchen/Diner/Living **8.62 x 5.07**

Porcelain tiled flooring. Sliding walnut doors from Living room to kitchen. Fitted kitchen with integrated double oven, hob microwave, dishwasher and fridge freezer. Vaulted ceiling with Velux windows and recess lighting. Morso wood burning stove. Double door to rear yard.

### WC **2.22 x .98**

Porcelain tiled flooring. WC. WHB. Blind to window.

### Utility Room **1.03 x 2.09**

Porcelain tiled flooring. Plumbed for washing machine and dryer.

### Stairs and Landing in Carpet

### Bedroom 1 **3.19 x 3.90**

Carpet flooring. Fitted wardrobes. Blind to window.

### Bedroom 2 **4.65 x 3.25**

Laminate wood flooring. Fitted wardrobes. Blind to window.

### Bedroom 3 **3.94 x 2.64**

Carpet flooring. Fitted wardrobes. Blind to window

### Bathroom **2.74 x 2.16**

Tiled flooring. WC. WHB. Jacuzzi Bath with electric shower. Walls tiled from floor to ceiling. Blind to window.

## FEATURES

Gas fired central heating and uPVC double glazed windows

Large open plan kitchen/dining/living room

Solid walnut doors.

Situated in a cul de sac

Back yard

## BER

Rating: B3

BER No.: 112657945

EPI: 145.2 kWh/msq/yr

