



## No. 6 Mason Drive, Blackthorn Hills, Ferrybank, Waterford.

**For Sale**

**€215,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 113 sqm. /c. 1,216 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious 3 bedroom semi-detached house situated in the popular sought after residential estate of Blackthorn Hills, just off the Rockshire Road in Ferrybank adjacent to Waterford Golf Club. Blackthorn Hills is within easy walking distance to a range of local amenities such as shops, schools and a regular bus service. Accommodation comprises of entrance hall, living room, open plan kitchen/diner, downstairs W.C., three bedrooms upstairs with master bedroom en-suite and a main bathroom. The property benefits from gas fired central heating and uPVC double glazed windows. Garden to the front in lawn and cobble-lock for parking, garden to the rear in lawn.

## LOCATION

The property is located just off the Rockshire Road in Ferrybank, just a few minutes walk from Fountain St. in Ferrybank, and a short drive from Waterford City Centre. The location is highly accessible being within easy reach of all routes via the Southlink bridge, and the M9 Waterford to Dublin motorway.

**ASKING PRICE €215,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051-852233**



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## ACCOMMODATION

**Entrance Hall** 4.96 x 2.14

Linoleum flooring.

**Sitting Room** 4.19 x 5.80

Linoleum flooring. Open fireplace with marble hearth. Double doors to kitchen/diner.

**Kitchen/Diner** 3.86 x 5.33

Linoleum flooring. Fitted kitchen with breakfast bar.

**Utility Room** 2.52 x 0.97

Linoleum flooring.

**Downstairs WC** 2.07 x 1.66

Linoleum flooring. WC. WHB.

**Bedroom 1** 3.85 x 4.44

Carpet flooring. Built in wardrobes.

**En Suite** 1.19 x 2.79

Linoleum flooring. WC. WHB. Electric shower.

**Bedroom 2** 3.85 x 4.44

Carpet flooring. Built in wardrobes.

**Bedroom 3** 2.80 x 3.12

Carpet flooring.

**Bathroom** 2.79 x 1.89

Linoleum flooring. WC. WHB. Bath.

## GARDEN

Front garden in lawn with mature trees and cobble-lock driveway. Rear garden in lawn.

## FEATURES

PVC Double Glazed Windows

Gas Fired Central Heating

Front & Rear Gardens

Cobbelock Driveway

Situated in a Cul de Sac

## BER

Rating: C2

BER No.: 112243845

EPI: 181.65 kWh/msq/yr



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