



No. 31 Tuar Na mBlath, Ferrybank, Waterford. X91XDE5.

For Sale

€200,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 103sqm. /c. 1,108sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Beautifully presented three bedroom semi detached family home, this superb property has accommodation which includes living room, open plan kitchen/diner and downstairs WC, three generous bedrooms with master-bedroom ensuite and main bathroom on the first floor and extending to c. 1,108 sq.ft. The property is situated in a quiet cul de sac of the popular residential estate of Tuar Na mBlath in Ferrybank. The property is well maintained throughout and is in walk in condition. Viewing this superb property comes highly recommended.

LOCATION

Within the private development of Tuar Na mBlath just off the Abbey Road, in Ferrybank. 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 €200,000

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



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ACCOMMODATION

Entrance Hall 1.97 x 5.05

Laminate wood flooring.

Living Room 3.97 x 5.21

Laminate wood flooring. Natural stone fronted feature wall and open fire with gas fire inset and wooden surround. Blinds to bay window. Double doors to kitchen/diner.

Kitchen/Diner 3.93 x 6.03

Laminate wood flooring. Fitted kitchen. Sliding doors to rear private garden.

WC 2.16 x 1.55

Tiled flooring. WC. WHB.

Stairs and Landing in wood.

Bedroom 1 3.75 x 3.61

Laminate wood flooring. Fitted wardrobes. Blinds to window.

En Suite 1.59 x 2.65

Tiled flooring. WC. WHB. Shower. Walls tiled around electric shower.

Bedroom 2 3.41 x 3.89

Laminate wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 3.14 x 2.38

Laminate wood flooring. Fitted wardrobes. Blinds to window.

Bathroom 2.45 x 2.46

Tiled flooring. WC. WHB. Bath and shower. Tiles around bath and shower. Curtains to window

GARDEN

Private walled in front and rear garden in lawn with a tarmacadam driveway to the front with mature borders.

FEATURES

Situated on a quiet cul de sac of just 12 similar type family homes

Overlooking a green area.

Corner site.

PVC double glazed windows, fascias and soffits.

Gas fired central heating

BER

Rating: D1

BER No.: 112698048

EPI: 112698048kWh/msq/yr



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