



No. 6 An Grianan, Ard Glas, Ferrybank, Waterford. X91TD0X

For Sale

€360,000

Bedrooms 4
Reception Rooms 1
Bathroom's/WC's 3
Size c. 133 sq.m. /c. 1,432 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

No 6 An Grianan is an excellent four bedroom detached family home on a spacious corner site situated within the popular development of Ard Glas in Ferrybank Waterford. This bright family home is in walk in condition and comprises of an entrance hallway, spacious sitting room, large open plan kitchen/diner with double doors to private rear garden, four bedrooms with master bedroom with en-suite shower room and bathroom. The property has the benefit of being on a spacious site situated in a quiet cul de sac with walled in manicured gardens to the front and rear. Spacious tarmac driveway and garden shed. The property benefits from a gas fired central heating system and has the benefit of uPVC double glazed windows, fascia, and soffit. Viewing this superb property comes highly recommended.

LOCATION

Within the private development of Ard Glas just off the Abbey Road, in Ferrybank in a quiet cul de sac of similar type family homes. 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 the M9 motorway linking Waterford, Kilkenny, Carlow, and Dublin and the N25 to New Ross and Wexford.

ASKING PRICE €360,000

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



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FEATURES

- Quiet cul de sac
- Manicured mature gardens
- Large corner site
- Fully alarmed
- Gas fired central heating



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ACCOMMODATION

Entrance Hall

4.23 x 1.81

Tiled flooring.

Living Room

5.00 x 3.77

Carpet flooring. Open fireplace with gas insert fire. Coving to ceiling. Blinds and curtains to window.

Kitchen

4.15 x 7.68

Tiled flooring. Fitted Kitchen with integrated oven and hob. Recess lighting. Double doors to rear garden and patio.

Utility Room

2.10 x 2.12

Tiled flooring. Plumbed for washing machine and dryer.

WC

2.08 x 1.30

Tiled flooring. WC, WHB.

Bedroom 1

4.37 x 3.47

Carpet flooring. Blinds to window. Coving to ceiling. Recess lighting.

Ensuite

2.61 x 1.82

Tiled floor and walls to ceiling. WC, WHB, Shower with glass doors. Blinds to window.

Bedroom 2

3.79 x 3.78

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 3

3.07 x 2.92

Carpet flooring. Blinds to window.

Bedroom 4

3.11 x 2.32

Laminate timber flooring. Slideroles. Blinds to window.

Bathroom

2.77 x 2.56

Tiled floor and walls to ceiling. WC, WHB, Bath with electric shower. Blinds to window

GARDEN

Spacious rear garden in lawn with private deck area, patio and Barna shed. Mature shrubbery with apple trees.

BER

Rating: D2

BER No.: 106910425

EPI: 274.50 kWh/msq/yr





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