



No. 9 Berkeley Drive, The Beeches, Ferrybank, Waterford.

For Sale

€175,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 95sqm. /c. 1022 sq.ft.



PSRA Licence Number: 002015



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DESCRIPTION

Generously proportioned and beautifully presented mid terrace property in the sought after residential estate of The Beeches just off the Rockshire Road adjacent to Waterford Golf Club in Ferrybank. The Beeches is within easy walking distance to a host of local amenities including shops, bars and schools. This bright family home accommodation includes entrance hall, living room, kitchen/diner, downstairs WC, three bedrooms with master-bedroom en-suite and main bathroom. Beautifully presented garden to rear with cobble lock driveway to front of the property.

LOCATION

Located within the private development of The Beeches, in Ferrybank just off the Rockshire Road and just minutes' drive away from Waterford City Centre and the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin

ASKING PRICE €175,000

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



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ACCOMODATION

Entrance Hall 4.73 x 2.07

Tiled flooring.

Living Room 5.35 x 3.30

Laminate wood floor. Fireplace with black granite hearth and gas fire inset. Bay window.

Kitchen/Diner 5.41 x 3.87

Tiled flooring. Fitted kitchen. Sliding doors to rear garden.

W.C. 1.03 x 2.21

Tiled flooring. WC. WHB.

Stairs and Landing in carpet

Master Bedroom 3.58 x 3.47

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

En-Suite 1.06 x 2.41

Tiled flooring. WC. WHB. Shower. Walls tiled from floor to ceiling.

Bedroom 2 3.25 x 3.83

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 3 2.76 x 2.75

Carpet flooring. Blinds and curtains to window.

Bathroom 2.55 x 1.80

Tiled flooring. WC. WBH Bath. Tiled from floor to ceiling. Blinds to window.

GARDEN

Beautifully presented garden to rear with cobble lock driveway to front of the property.

FEATURES

Gas Fired Central Heating

PVC Double Glazed Windows

Overlooking a Mature Green Area

Sought After Location

BER

Rating: B3

BER No.: 112259338

EPI: 147.28 kWh/msq/yr



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