



No. 22 Cedar Court, Bellfield, Ferrybank. X91WCX8.

For Sale

€175,000

Bedrooms 2
Reception Rooms 1
Bathroom's/WC's 2
Size c. 80 sq.m. /c. 860 sq.ft.



PSRA Licence Number: 004069



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Waterford

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DESCRIPTION

Spacious and well-proportioned two-bedroom mid-terrace home, located in a small courtyard of similar homes in the Bellfield development in Ferrybank. Extending to c. 80 Sqm. the property would make an ideal starter home with accommodation comprising of entrance hall, living room, kitchen / diner, WC, two upstairs bedrooms including a large master bedroom, and main bathroom. The property has a private south facing rear garden in lawn and parking to front. This charming home has the benefit of gas fired central heating and PVC double glazed windows and doors.

LOCATION

Located just off the main Waterford to New Ross Road just outside Ferrybank, the property is situated c. 3km from Rice bridge in Waterford City and c. 1.5km from Fountain Street in Ferrybank. Local amenities include primary and secondary schools in Ferrybank, with shops and entertainment all available within walking distance. The property is also on a major bus route to and from Waterford City Centre.

ASKING PRICE €175,000

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



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ACCOMMODATION

Entrance Hall

2.32 x 1.30

Tiled floor, stairs, and landing in carpet.

Living Room

3.60 x 4.58

Oak semi-solid wood flooring. Black granite fireplace with oak surround. Gas fire unit. Recessed spot lighting, curtains to window. Double doors to kitchen / Diner.

Kitchen/Diner

4.74 x 3.67

Oak fitted kitchen with tiled splash back, electric oven and hob fitted, recessed spot lighting, semi-solid oak flooring, sliding patio door to rear garden.

WC

1.30 x 1.63

WC, Whb, tiled floor.

Bedroom 1

4.80 x 3.80

Large master bedroom with excellent light from two front facing windows. Fitted wardrobes, carpet flooring, roller blinds to windows.

Bedroom 2

2.57 x 4.37

Large single bedroom with fitted wardrobes, carpet flooring, and roller blinds to window.

Bathroom

2.13 x 2.18

WC, Whb, Bath. Tiled floor and walls around bath. Shower over bath. Fitted glass shower screen.

GARDEN

Private south facing rear garden in lawn, not overlooked.



BER

Rating: C1

BER No.: 116767567

EPI: 162.38kWh/msq/yr

FEATURES

Spacious two-bedroom terraced house with large master bedroom

Parking to front

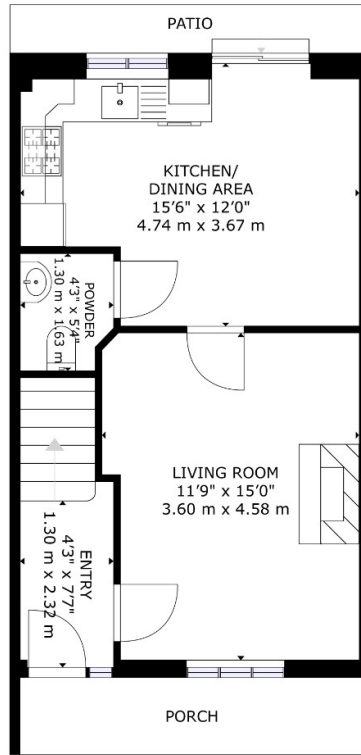
Private south facing rear garden.

Gas fired central heating.

Ideal starter home

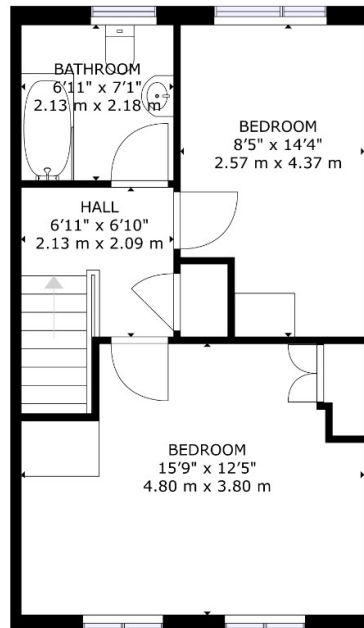


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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 430 sq.ft, 40 m², FLOOR 2: 430 sq.ft, 40 m²
TOTAL: 860 sq.ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 430 sq.ft, 40 m², FLOOR 2: 430 sq.ft, 40 m²
TOTAL: 860 sq.ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

