



No. 24 Brandon Way, Earlscourt, Waterford. X91FFY2.

For Sale

€210,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 116 sqm. /c. 1249 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 24 Brandon Way is a well-appointed three bedroom semi-detached property situated in the popular mature development of Earls court on the Dunmore Road. This bright and spacious three bedroom property comprises of entrance hall, living room, lounge, kitchen /diner and guest wc. First floor comprises of three generous bedrooms and main bathroom. Heating is provided by gas fired central heating and all windows are new uPVC double glazed. The property benefits from a spacious rear garden with gated side entrance, while the front garden has a driveway and gardens in lawn. The property is in excellent condition throughout and benefits from all new double glazed windows and doors throughout, as well as a recent garage conversion to introduce a down stairs bedroom or reception room to the property. Viewing this property comes highly recommended.

LOCATION

The property is ideally located within walking distance of University Hospital Waterford, Tesco Ardkeen, Lidl, Aldi and Ardkeen Stores Shopping Centre. It is also within easy reach of a number of Montessori pre-schools, as well as Ballygunner Primary School and the Gael Scoile. The property also benefits from frequent bus services operating daily to Waterford City Centre and Dunmore East.

ASKING PRICE €210,000

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

dng.ie

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ACCOMODATION

Entrance Hall

Tiled flooring.

Living Room 3.352 x 4.46

Laminated wood flooring. Open fireplace with marble inset and mahogany surround. Double doors to kitchen/diner. Coving to ceiling.

Kitchen/Diner 8.16 x 3.6

Kitchen area tiled floor. Dining area laminated wood flooring. Fitted with ground and eye level units. Double doors to rear patio and garden

Utility Room 1.70 x 1.60

Plumbed for washing machine and dryer

WC 1.79 x .84

Tiled flooring. WC. WHB.

Lounge 2.49 x 4.63

Laminate wood flooring.

Stairs and Landing in carpet

Bedroom 1 3.73 x 3.13

Laminate wood flooring. Built in wardrobes.

Bedroom 2 3.13 x 3.60

Laminate wood flooring. Built in wardrobes

Bedroom 3 2.41 x 2.25

Laminate wood flooring. Curtains to window

Bathroom 2.76 x 2.20

Tiled flooring. WC. WHB. Bath with electric shower. Tiled around bath.

FEATURES

All new uPVC double glazed windows and doors throughout

Gas fired central heating

Garage conversion to fourth bedroom / second reception room

Spacious front and rear gardens

Ideally located near to University Hospital Waterford, shops, schools and all local amenities.

BER

Rating: D1

BER No.: 109675983

EPI: 233.24 kWh/msq/yr



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