



No. 7 Rockshire Tce., Rockshire Road, Ferrybank, Waterford. X91KW0H.

For Sale

€140,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 80 sqm. /c. 861 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER

52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

DESCRIPTION

Excellent investment or starter family home situated in the popular residential area of Rockshire Terrace on the Rockshire Road, directly adjacent to Bishops Grove estate in Ferrybank. The accommodation comprises of entrance hallway, living room, kitchen/dining. First floor 3 bedrooms and a main bathroom.

LOCATION

The property is located in a terrace of similar type family homes within minutes' walk to a host of local amenities including shops, schools, Church of The Sacred Heart Ferrybank. 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 €140,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



ACCOMMODATION

Entrance Hall 4.10 x 1.81

Laminate wood flooring.

Living Room 4.40 x 3.50

Laminate wood flooring. Open fire.

Kitchen/Dining 5.42 x 3.22

Laminate wood flooring.

Stairs and Landing in carpet

Bedroom 1 3.44 x 3.99

Carpet flooring.

Bedroom 2 3.25 x 2.92

Carpet flooring. Fitted wardrobes.

Bedroom 3 3.03 x 2.32

Carpet flooring.

Bathroom 1.96 x 2.05

Linoleum flooring. WC. WHB. Bath. Electric shower over bath. Tiles around bath to ceiling

GARDEN

Paved area to the front of the property, rear garden with paved area and lawn. Concrete shed.

FEATURES

uPVC double glazed windows

Oil fired central heating

BER

Rating: C3

BER No.: 106090442

EPI: 213.22kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.