

## For Sale

### No. 1 Fiodh Mor, Abbeylands, Ferrybank Waterford



Spacious and generously proportioned three bedroom end terrace house located in the Abbeylands area of Ferrybank. Extending to c. 102 sq.m., this beautifully presented property offers spacious living accommodation including entrance hall, main reception room, large kitchen with dining area, down stairs WC, three generous double bedrooms and main bathroom with separate shower and bath. The property occupies a large corner site with off street parking for two cars, side entrance and large rear garden with barna garden shed. Viewing this beautifully presented property comes highly recommended. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 110192408**

**Asking Price €149,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Maple wood flooring

### **Living Room**

3.52 x 5.99

Maple wood flooring. Feature fire place with gas fire unit. Blinds and curtains to window

### **Kitchen**

5.38 x 3.74

Tiled flooring. Shaker style fitted kitchen. Tiled splashback. Fitted electric oven and hob. Washing machine and dishwasher. Curtains and blinds to window.

### **Downstairs WC**

WC. WHB Tiled floor and walls. Upgraded Victorian style sanitary ware.

### **Stairs & Landing**

Solid Pine staircase with centre line carpet. Landing in carpet.

### **Bedroom 1**

3.79 x 3.12

Carpet flooring. Fitted wardrobes. Blind and Curtains to window

### **Bedroom 2**

3.53 x 2.62

Carpet flooring. Fitted wardrobes. Blind to window

### **Bedroom 3**

2.67 x 3.53

Carpet flooring. Blinds and Curtains to window

### **Bathroom**

3.77 x 2.16

Tiled flooring. WC. WHB. Bath with shower mixer. Separate electric shower. Mosaic tiling from floor to ceiling. Upgraded sanitary ware

### **Hot Press**

### **Garden**

Private Garden to rear of property in lawn with side entrance. Garden to front of property in lawn. Off street parking for two cars.

### **Heating:**

Zoned Gas Fired Central Heating

### **BER:**

Rating C2

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EPI: 177.18kWh/m.sq./yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233  
DNG Thomas Reid Auctioneers PSRA License No. 002015**











DOLLY LANE NEWMAN COURT

# DNG

THOMAS REID  
**FOR SALE**

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