

For Sale

**No. 8A Silverwood, Rockshire Road, Ferrybank,
Waterford.**



Large three/four bedroom detached family home, located within the Silverwood development in the Ferrybank area of Waterford City. Constructed in 1990, the property has been extended to include a large master bedroom with en-suite shower room. The property also benefits from a recently constructed conservatory to the rear of the property, and newly tarmacadamed driveway. The property is surrounded by decorative railings with matching gated entrance, with beautifully landscaped gardens to the front and rear. Heating is provided by gas fired central heating and all windows and doors are uPVC double glazed. The property is also fully alarmed. The property is comprised of entrance porch, entrance hall, living room, conservatory, kitchen, utility room, guest wc, dining room, three bedrooms (two of which are en-suite) and main bathroom. The property is located within easy walking distance of Ferrybank, which offers a host of local amenities including schools and shops, and is also on a main public transport route. Boasting stunning views over the City and County. Viewing this property is strictly by appointment with sole selling agents DNG Thomas Reid Auctioneers. on 051-852233. **BER NO. 105571053**

Asking Price €160,000

PSRA Licence No: 002015

Accommodation

Entrance Porch

Glazed roof and walls, Carpet flooring.

Entrance Hallway

Carpet flooring, Radiator, Coving to ceiling.

Living Room

7.59 x 3.50

Glazed double doors from Entrance Hallway, Carpet flooring, Feature fireplace with gas fire insert, Decorative coving to ceiling, Extensive fitted unit to alcove, TV point, Curtains and roller blinds to windows, Glazed uPVC French doors to conservatory.

Conservatory

3.41 x 2.86

Carpet flooring, Glazed floor to ceiling, Roller blinds to window, French doors to garden.

Kitchen

4.00 x 3.36

White high gloss fitted Kitchen units, Tiled splashback, Island bar.

Utility Room

Tiled flooring, Fitted work surfaces, Plumbed for washing machine and tumble dryer, Side entrance/exit.

Wc

Wc with Whb, Tiled flooring matching utility.

Dining Room/ Sitting Room

3.00 x 5.12

Carpet flooring, Curtains and roller blinds to window, Wall mounted electric plasma fire.

Landing

Stairs and landing in carpet.

Main Bathroom

2.05 x 1.78

Tiled walls to ceiling, Wc, Whb, Bath with electric shower unit, Radiator.

Bedroom 1

5.60 x 2.95

Carpet flooring, Recessed spot lighting, Curtains and roller blinds to window, TV point.

En Suite

Wc, Whb, Shower, Tiled around shower, Triton T90si electric shower unit, Curtains and roller blinds.

Bedroom 2

3.20 x 3.44

Carpet flooring, Extensive fitted wardrobes, Curtains and roller blinds to window.

Bedroom 3

3.52 x 3.44

Carpet flooring, Extensive fitted wardrobes, Curtains and roller blinds to window.

En Suite

Wc, Whb, Shower, Tiled around shower, Triton T90si electric shower unit, Curtains and roller blinds.

Garden Details

Private enclosed site with extensive railings and matching entrance gates, Beautifully landscaped gardens, Outdoor lighting, Block built garden shed, Stunning views over the city and county.

Features

PVC double glazed windows, Extended from original dwelling, Security lighting, Alarm.

Heating

Gas fired central heating.

Viewing by appointment with DNG Thomas Reid Auctioneers on 051-852233



Entrance Hallway



Living Room



Living Room



Dining Room



Conservatory



Master En Suite



Kitchen



Bedroom



Bedroom



Bedroom



Garden



Garden

DOUGLAS NEWMAN GOOD **DNG**

THOMAS REID
FOR SALE

www.dng.ie

tel. 051 852233

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