

## For Sale

### No. 58 Poplar Drive, Carriag Na Aird, Waterford



Newly refurbished four bedroom semi-detached home, within the Carriag Na Aird development at the Six Cross Roads in Waterford. Located just off the outer ring road, the property is ideally located within easy access to all routes, Waterford IDA Industrial Estate, and is within easy reach of the city centre with good local amenities. The property comprises an entrance hall, living room, open plan kitchen diner, WC, three first floor bedrooms with main bathroom, and large master bedroom with en-suite shower room at first floor level. The property is situated over-looking a large green area, and has the benefit of a large corner site with a private rear garden and space for extension to the side subject to the appropriate planning permission. The property has been refurbished to include all new tiling to bathrooms, new fitted kitchen and redecorated throughout. For further information and viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers 051-852233

**BER: No. 108105115**

**Asking Price €169,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled flooring.

### **Living Room**

5.11 x 3.21

Wood Flooring. Feature fireplace with marble hearth. Double doors leading to Kitchen

### **Kitchen/Diner**

5.66 x 3.58

Tiled flooring. New high gloss fitted kitchen. Patio doors to garden

### **WC**

Tiled flooring. WC. Whb

### **Bedroom 1**

3.33 x 3.33

Fitted wardrobes

### **En Suite**

Tiled flooring. WC. Whb. Shower. Tiled walls from floor to ceiling

### **Bathroom**

3.32 x 1.69

Tiled flooring. WC. Whb. Bath. Electric Shower overhead. Tiled walls from floor to ceiling.

### **Bedroom 2**

2.90 x 3.58

Fitted wardrobes

### **Bedroom 3**

2.65 x 2.46

Fitted wardrobes

### **Bedroom 4**

6.85 x 3.21

Fitted wardrobes.

### **En Suite**

Tiled flooring. WC. Whb. Shower. Tiled walls from floor to ceiling

### **Garden**

Private rear garden not overlooked

### **Features**

Large Four Bedroom Home  
Newly Refurbished and Redecorated  
Newly Fitted Kitchen and Tiling Throughout  
Large Corner Site

### **Heating:**

Gas Fired Central Heating

### **BER:**

Rating           C1  
BER No.        108105115  
EPI:            174.97

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









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# DNG

THOMAS REID

**FOR SALE**

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