



No. 62 The Drive, Kill Saint Lawrence, Waterford. X91A596.

For Sale

€269,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 109sq.m. /c. 1174sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Generously proportioned and beautifully presented three bedroom family home, This superb property has accommodation which includes living room, kitchen/diner, WC with utility, three generous bedrooms with master-bedroom en-suite and a main bathroom. Extending to c. 110 sq.m. and being an A Building Energy Rated home, viewing this property comes highly recommended. Also with beautifully presented garden front and rear.

LOCATION

The property is conveniently located in the mature residential area Kill St Lawrence on the outskirts of Waterford City. The property is within easy walking distance of local amenities including shops, primary and secondary schools, leisure and sports facilities and is on a bus route to and from the City Centre. The property is also conveniently located close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

ASKING PRICE €269,000

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



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ACCOMMODATION

Entrance Hall **6.09 x 1.93**

Porcelain tiled flooring

Living Room **3.75 x 5.85**

Laminate wood flooring. Marble fireplace with Henley wood burning stove. Sliding double doors to kitchen/diner. Recessed lighting. Coving to ceiling.

Kitchen/Diner **4.42 x 5.63**

---- flooring. Ivory high gloss fitted kitchen. Integrated dishwasher, microwave, oven, gas hob and an American fridge freezer. Breakfast bar with storage.

WC & Utility **2.31 x 1.59**

Tiled flooring. Walls tiled from floor to ceiling. Fitted units. Plumbed for washing machine.

Under stairs storage and fitted units. Stairs and Landing in carpet.

Bedroom 1 **5.01 x 3.31**

Laminate wood flooring. Slide robes. Blinds and curtains to window.

En Suite **2.10 x 1.62**

Tiled flooring. WC. WHB. Shower with glass doors. Walls tiled from floor to ceiling. Blinds to window.

Bedroom 2 **4.43 x 2.95**

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 3 **3.02 x 2.56**

Laminate wood flooring. Fitted wardrobes.

Bathroom **2.29 x 2.23**

Tiled flooring. WC. WHB. Shower with glass doors. Walls tiled from floor to ceiling

GARDEN

Front garden in lawn with cobble lock driveway with parking for two cars. Rear garden in lawn with patio area. Steel shed

FEATURES

Air to water heating system

A3 Building Energy Rating

Furniture included in sale

BER

Rating: A3

BER No.: 109096016

EPI: 54.32 kWh/msq/yr



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