



NO. 28 FAN GLAS, KILMEADEN, CO. WATERFORD. X91D3C7.

For Sale

€395,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's: 4
Size: c. 214.43 sqm. /c. 2,208 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Exceptional four bed four bath detached family home extending to c. 2,208 sq. ft., located in the popular residential estate of Fan Glas, Kilmeaden, Co. Waterford. Situated on a spacious corner site overlooking a large green area, the property also has the added benefit of a detached garage room which could be easily converted to an office or similar.

This property offers modern country living at its best but yet is only 11kms to Waterford City centre and within a couple of minutes walk to a choice of shops, bars and local amenities in the village of Kilmeaden. Situated on a spacious corner site the accommodation comprises of entrance hall, spacious living room, large open plan kitchen/diner / sunroom, utility room, downstairs WC and TV room/playroom. On the first floor there are four spacious bedrooms, two en-suite and bathroom. Viewing comes highly recommended.

LOCATION

The property is extremely well located in the sought after residential development of Fan Glas in Kilmeaden just a short stroll away from Kilmeaden village centre and a ten minute drive from Waterford City.

The village has excellent facilities on its doorstep and is adjacent to the M9 bypass that connects the Waterford Dublin motorway and the Waterford to Cork national primary road.

ASKING PRICE €395,000

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

dng.ie

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ACCOMMODATION

Entrance Hall **5.16 x 2.81**

Tiled flooring.

Living Room **6.61 x 6.60**

Carpet flooring. Open fireplace with marble surround. Curtains to windows. Coving to ceiling. Double doors to kitchen/diner and lounge.

Kitchen/Diner **9.17 x 4.90**

Tiled flooring. Fitted oak kitchen with integrated double oven, hob, dishwasher and fridge freezer. Breakfast bar. Recessed lighting.

Lounge/Sun Room **3.93 x 3.94**

Tiled flooring. Vaulted ceiling. Blinds to windows. Double doors to garden.

Utility Room **2.92 x 3.29**

Tiled flooring. Fitted units. Plumbed for washing machine.

W.C. **1.78 x 1.49**

Tiled flooring. Blinds to window. WC and WHB.

TV Room **4.33 x 3.20**

Carpet flooring. Blinds and curtains to windows.

Stairs and landing in carpet

Bedroom 1 **4.33 x 3.71**

Carpet flooring. Blinds and curtains to windows.

Walk in Wardrobe **1.98 x 1.54**

Carpet flooring. Blinds to windows.

En Suite **3.23 x 1.80**

Tiled floor and walls to ceiling. WC, WHB with vanity unit and Shower. Velux window.

Bedroom 2 **3.77 x 4.78**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

En Suite **2.35 x 1.99**

Tiled floor and walls to ceiling. WC, WHB and Shower.

Bedroom 3 **3.55 x 3.16**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

Bedroom 4 **3.16 x 2.59**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

Bathroom **2.92 x 2.41**

Linoleum flooring. WC, WHB, corner Bath, corner electric Shower with glass door. Tiled walls to ceiling.

GARDEN

Garden to front in lawn with mature shrubbery and tarmacadam driveway

To the rear garden in lawn with mature shrubbery and spacious patio area for all those summer BBQ's

Garage Room

FEATURES

Overlooking a large green area

uPVC double glazed windows, fascia and soffit

Oil fired central heating

Southerly rear garden aspect

Detached garage room

Corner site

Solar panels

BER

Rating: B3

BER No.: 113765259

EPI: 133.42 kWh/msq/yr



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