



No. 10 Ashley Crescent, Cherrymount, Waterford X91C7K6

For Sale

€192,500

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 98 sqm. /c. 1055 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Superb three bedroom family home situated in a quiet cul de sac of similar type family homes in the popular residential estate of Cherrymont, Waterford. This well cared for home has been upgraded throughout in recent years and is in walk in condition. The accommodation comprises of entrance hall, living room, open plan kitchen/diner, downstairs WC and on the first floor three bedrooms and a main bathroom

LOCATION

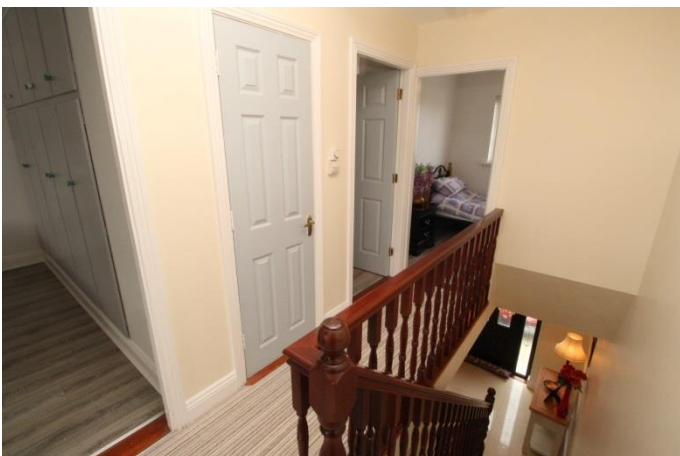
The property is ideally situated a short distance from Waterford City Centre and the outer ring road giving easy access to all major routes such as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property has a number of local shops, schools all within walking distance.

ASKING PRICE €192,500

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



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ACCOMODATION

Entrance Hall

5.30 x 1.87

Porcelain tiled flooring

Living Room

3.57 x 5.96

Wooden laminate flooring, Cast iron surround fireplace with black marble hearth, Venetian blinds to windows. Double doors to kitchen/dining room.

Kitchen/Dining Room

5.47 x 2.87

Porcelain tiled flooring, Cream fitted kitchen with granite worktops, tiled splash back, double doors to living room and sliding doors to back garden.

Downstairs WC

WC and WHB with vanity unit. Tiled floors and walls to ceiling.

Stairs and Landing in carpet

Bedroom 1

3.60 x 3.43

Wooden laminate flooring, built in wardrobes, Venetian blinds to windows.

Bedroom 2

3.56 x 4.24

Wooden laminate flooring, built in wardrobes, Venetian blinds to windows.

Bedroom 3

2.76 x 2.42

Wooden laminate flooring, built in wardrobes, Venetian blinds to windows.

Bathroom

2.47 x 1.85

Tiled floors and walls to ceiling, WC, wall hung WHB, cast iron Bath, Corner Shower Unit with electric power shower.

Stira to attic which is partly floored

GARDEN

Spacious and private walled low maintenance rear garden with paved patio area and raised gravelled area with seating. Off street parking to front

FEATURES

Gas fired central heating
PVC double glazed windows
Newly Fitted Kitchen
Newly Fitted Kitchen

BER

Rating: C1

BER No.: 103123584

EPI: 154.55 kWh/msq/yr



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