

For Sale

Golflinks Road, Newrath, Ferrybank, Co. Waterford.



Beautifully presented 4 bedroom detached residence, conveniently located in the New Rath area, Approximately 2 miles from Waterford City. The property has easy access to the Waterford to Dublin and Limerick Roads, and also the Cork Road and Waterford's Eastern suburbs including Waterford Regional Hospital, via the new river crossing and Waterford City by-pass. A golfers dream, the property is situated over-looking Waterford Golf Club's excellent 18 hole golf course giving spectacular views of both the golf course and also views of the countryside. Set on a generous 0.69 acre site, the property is approached by a kerbed gravel driveway with beautifully landscaped gardens with its own semi-detached garage. BER No. 105069223 For further information and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

Asking Price €360,000

Accommodation

Entrance Hallway

Solid oak flooring, radiator, alarm panel.

Sitting Room

3.92 x 3.54

With maple wooden floors, mahogany fire place surrounded with cast iron hearth and marble.
Curtains to window.

Living Room

5.46 x 3.94

Marble feature fire place with open fire. Curtains to window.

Kitchen

3.62 x 9.94

Solid Oak fitted kitchen, tiled splash back, roman blinds to kitchen window.
Tiled floor throughout.

Utility Room

2.70 x 2.12

Tiled floor matching kitchen. Fitted work units matching kitchen, ground and eye level units incorporating stainless steel sink unit

Downstairs Wc

Tiled floor and walls. WC, Whb, Shower unit.

Conservatory

4.87 x 4.20

Tiled matching kitchen. Fully double glazed, French doors to rear garden.

Landing

Stairs and landing in carpet.

Bedroom 1

3.97 x 3.33

Fitted wardrobes, carpet flooring, curtains to windows.

Ensuite

Tiled floor. WC, Whb, Electric shower unit.

Bedroom 2

3.11 x 3.29

Carpet flooring, ample fitted wardrobes.

Ensuite

Tiled floor and walls to ceiling. Main shower unit, WC, Whb.

Bedroom 3

3.86 x 3.16

Carpet flooring, fitted wardrobes, curtains to windows.

Bedroom 4

3.86 x 3.95

Carpet flooring, fitted wardrobes, curtains to windows.

Main Bathroom

2.16 x 2.69

Bath with shower mixer. W.C, Wbh, separate shower mains.

Garage

6.97 x 3.64

Garage with boiler house. Has mains power and lighting. With insulated walls and plastered ceiling. Rear door and mahogany split folding doors to front.

Heating

Oil fired central heating.

Features

Meticulously maintained property

Over-looking Waterford Golf Course

Conveniently located with easy access to all routes

uPVC double glazed windows and doors

Area:

c.1,750 sq.ft.

Garden Details:

Generous 0.69 Acre Site

Beautifully Landscaped Gardens

BER:

Rating: D1

BER No. 105069223

Energy Performance Indicator: 58.49 KWh/m2/yr

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



Entrance Hallway



Kitchen



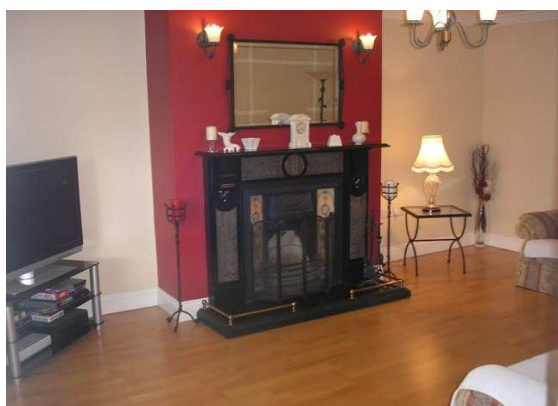
Kitchen



Dining Room



Sitting Room



Sitting Room



Living Room



Landing



Ensuite



Bedroom 2



Bedroom 3



Bedroom 4



Main Bathroom



Rear of House



Garden



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FOR SALE

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