



## No. 10 Meledon Grove, Farmleigh, Waterford. X91HK7T.

**For Sale**

**€210,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 99 sqm. /c. 1,066 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Beautifully presented three bedroom semi-detached residence of c. 99 Sqm. (c.1,066 sq.ft.) located on the front row of the popular development of Farmleigh on the Dunmore Road. One of the larger three bedroom house types in the development, the property offers excellent living accommodation which comprises of kitchen and dining area, large living room to the rear, down stairs WC, three double bedrooms with master en-suite, and a large main bathroom. The property has the benefit of zoned gas fired central heating with remote access, uPVC double glazing, and a large south west facing rear garden which has been professionally landscaped. The property is ideally located at the front of the development and within easy walking distance of all amenities including Waterford University Hospital and both the Brasscock, Tesco and Ardkeen Shopping Centres. The property is on a main bus-route to and from the City and a short drive to local primary and secondary schools.

## LOCATION

Within the development of Farmleigh on the Dunmore Road in eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres.

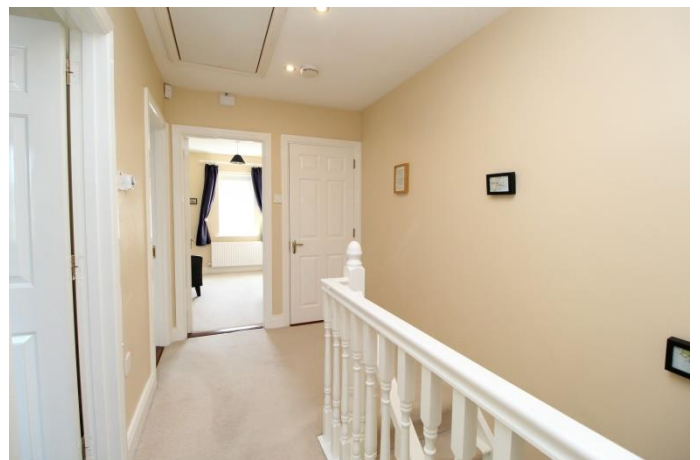
**ASKING PRICE €210,000**

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

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# ACCOMMODATION

## Entrance Hall

Fully tiled through to living room.

## Kitchen

**3.46 x 4.50**

Quarry Slate tiled floor & marble tiled splash back, Maple shaker style fitted units, integrated dishwasher, ceramic hob & electric oven with SS extractor unit.

## Living Room

**4.21 x 5.50**

Ash semi solid flooring, cornice detail to ceiling, Maple fireplace with black marble insert and solid fuel stove. Sliding Patio doors to rear garden.

## WC

WC & WHB completely tiled and plumbed for dryer.

## Landing

Carpet to flooring, spotlights to ceiling.

## Bedroom

**3.33 x 4.00**

Carpet floor covering, fitted wardrobes, curtains, TV point.

## En Suite

**1.77 x 2.20**

WHB & WC. Electric shower with glass door, tiled throughout.

## Bedroom 2

**4.58 x 3.31**

Carpet floor & fitted wardrobes, curtains to window.

## Bedroom 3

**3.49 x 2.64**

Carpet floor covering. Spacious third bedroom suitable for double bed. Fitted wardrobes.

## Bathroom

**2.54 x 2.60**

Large Bathroom with Bath, WC & WHB with mains shower from mixer tap over bath, beautifully tiled floor and walls, spotlights to ceiling.

The logo for dng.ie, featuring the text "dng.ie" in white lowercase letters inside a red circle.

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## GARDEN

Large south west facing rear garden with patio area. Professionally landscaped garden with railway sleepers feature dividing patio from raised stone chippings area with planted beds and shrubbery. Barna shed. Out-door power supply.

## FEATURES

Ideally located on the Dunmore Road within walking distance of a host of local amenities

Beautifully presented in excellent condition

Three generous sized bedrooms with master bedroom en-suite

Full Alarm system

PVC Double Glazing

## BER

Rating: C1

BER No.: 104183884

EPI: 166.36 kWh/msq/yr



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