



No. 22 The Drive, Fairfield Park, Waterford. X91 C64X

For Sale

€185,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's: 3
Size: c. 110 sqm. /c. 1184 sq.ft.



PSRA Licence Number: 002015



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DESCRIPTION

Beautifully presented three bedroom semi-detached home with extensive attic conversion, situated within the popular development of Fairfield Park in the Kilcohan area of Waterford City. The property is decorated to a very high standard with features such as a solid maple fitted kitchen, beautifully tiled bathroom and en-suite, attic conversion to study with separate stairs and landscaped gardens to the rear. Ground floor accommodation comprises of entrance hallway, sitting room, kitchen/dining room and WC. First floor accommodation comprises three bedrooms including master bedroom with en-suite shower room and bathroom. The attic conversion is accessed directly from a separate full sized stairs from the landing and comprises a study / playroom with extensive storage both fitted and in the eaves access. The property has lawned gardens to the front and off street parking. The stunning family home has a C1 BER Rating and is heated by a gas fired central heating system with new condenser boiler and also has the benefit of uPVC double glazed windows and additional pumped cavity wall insulation

LOCATION

The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €185,000

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



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ACCOMODATION

Entrance hall

With tiled flooring, telephone point and radiator

Living Room

3.59 x 5.65

Laminate wood flooring, venetian blinds, marble fireplace with solid fuel stove and tiled surround, fitted storage window seat

Downstairs WC

WC, whb with tiled floor.

Kitchen/diner

2.94 x 5.49

Maple traditional style upgraded fitted kitchen, S/Steel electric oven, hob and extractor. Tiled splash-back. Integrated fridge freezer, plumbed for washing machine and dishwasher. Polished porcelain tiled floor. Sliding patio door to rear garden.

Stairs and landing in carpet

Hot Press

Bedroom 1

4.11 x 3.34

Double bedroom with laminate wood flooring, extensive fitted wardrobes, roller blind.

En suite

WC, whb and shower. Tiled floor and walls to ceiling. Pumped electric shower unit. Glass shower door.

Bedroom 2

3.30 x 3.57

Double bedroom with laminate flooring, fitted wardrobes, roller blind.

Bedroom 3

2.50 x 2.52

Single bedroom with laminate flooring, roller blind. Wall mounted storage units.

Bathroom

1.85 x 2.07

WC, Whb, Bath. Upgraded sanitary ware. Beautifully tiled floor and walls to ceiling. Chrome heated towel rail.

Attic Conversion

4.22 x 4.19

With stairs from landing, carpet flooring, built in storage units, storage access to eaves. Velux roof light window, recessed spot lights.



GARDEN

South facing rear garden. Large paved patio area. Barna shed. Planted bedding and shrubs with apple and plum trees. Garden in lawn to the front with parking area.

FEATURES

Gas fired central heating
Extensive attic conversion to study/playroom
Beautifully decorated throughout
New Baxi EcoBlue gas condenser boiler
Landscaped garden to rear with South facing aspect
Off street parking
uPVC double glazed windows
Additional pumped cavity wall insulation

BER

Rating: C1
BER No.: 103471199
EPI: 167.51 kWh/msq/yr



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