



## Linden, Ferrybank, Waterford. X91 Y5RD.

**For Sale**

**€335,000**

**Bedrooms:** 4  
**Reception Rooms:** 3  
**Bathroom's / WC's** 4  
**Size:** c. 200 sq.m. /c. 2152 sq.ft.

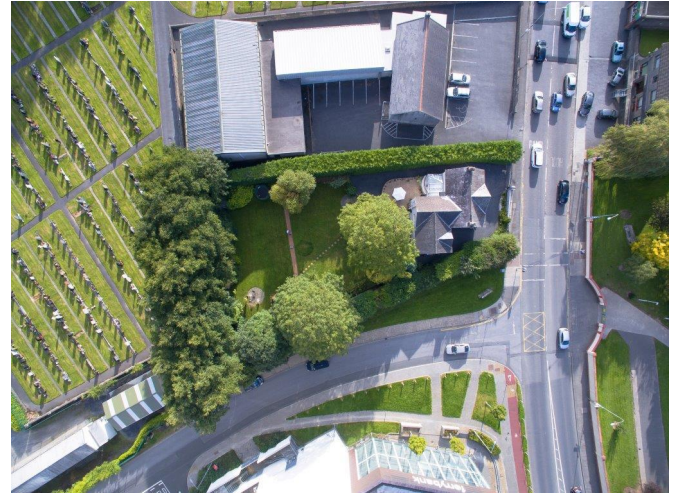


PSRA Licence Number: 002015



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## DESCRIPTION

Generously proportioned and beautifully presented four bedroom detached family home, This superb property has accommodation which includes entrance hallway, open plan sitting room, sun room, lounge, kitchen, utility room WC and shower room. Four generous bedrooms with master-bedroom en-suite with walk in wardrobe and main bathroom. Extending to c. 200 sq.ft., the property also occupies a generous site with beautifully presented gardens front and rear. Viewing this impressive property comes highly recommended.

## LOCATION

This excellent property is located adjacent to Ferrybank Church and within walking distance to Ferrybank National Schools, The Abbey Community College and a host of local shops and a 7 minute drive from Waterford City centre

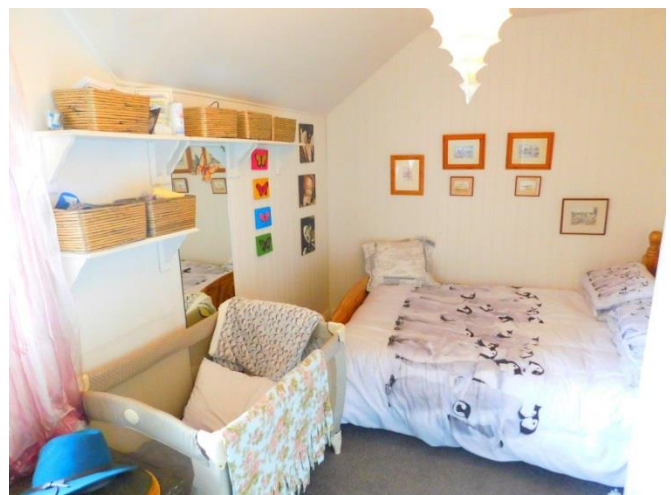
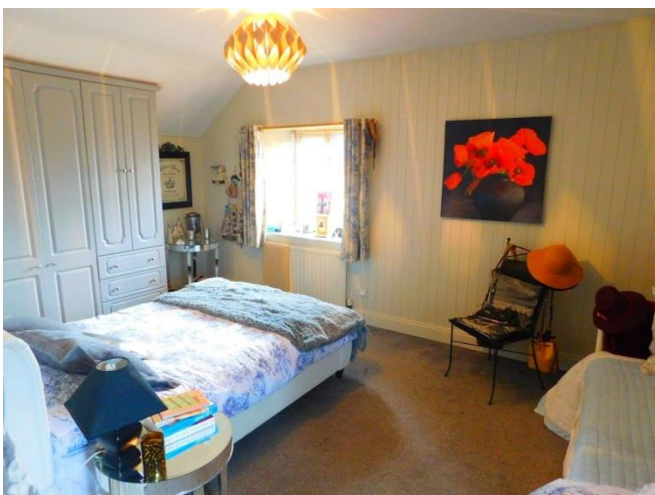
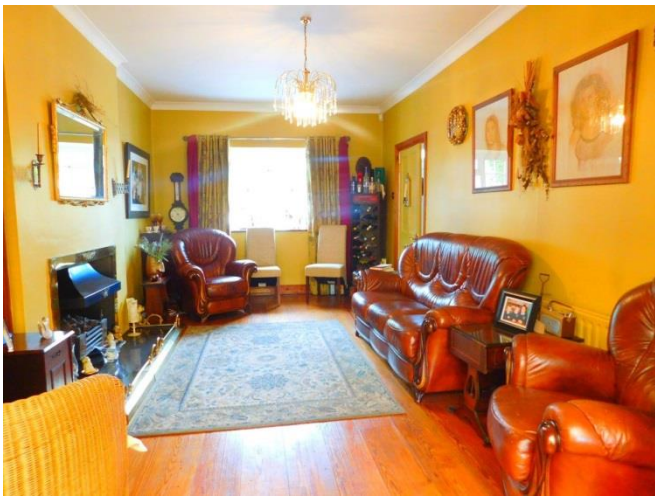
**ASKING PRICE €335,000**

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

dng.ie

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## ACCOMODATION

Entrance Hall  
Wooden flooring.

**Sitting Room**                **5.36 x 3.22**  
Solid wood flooring. Open fireplace with gas fire. Coving to ceiling.

**Sun Room**                    **3.29 x 4.57**  
Laminate wood flooring. Door to rear garden and patio.

**Lounge**                      **5.09 x 3.44**  
Laminate wood flooring. Gas Fire. Curtains to windows. Coving to ceiling.

**Kitchen**                     **4.45 x 5.52**  
Tiled flooring. Cream fitted kitchen. Double doors to large imprinted concrete patio and garden.

**Utility Room**                **5.6 x 4.29**  
Lino Flooring. Plumbed for washing machine

**WC**                            **1.43 x 3.12**  
WC. WHB. Shower.

**Shower Room**              **1.55 x 3.10**  
WC. WHB. Shower

**Master Bedroom**          **5.07m x 5.4m**  
Carpet flooring. Curtains to windows.

**En- Suite**                    **2.06 x 2.28**  
Tiled flooring. WC. WHB. Bath with electric shower.

**Walk-in-wardrobe**        **3.27 x 2.05**  
Built in units.

**Shower Room**              **3.14 x 1.6**  
Tiled flooring. WC. WHB. Corner shower.

**Bedroom 2**                  **3.49 x 2.63**  
Carpet flooring. Built in wardrobe. Blinds to window.

**Bedroom3**  
Carpet flooring. Built in wardrobe. Blinds to window.



## GARDEN

The rear of the property has a raised patio with beautiful manicured lawns with mature trees and beds. To the front of property is a imprinted cobblelock driveway with mature hedging.

## FEATURES

Spacious family home on a generous site

Manicured lawns with imprinted concrete driveway and patio area

Electric gated entrance with decorative railings

Fully alarmed

## BER

Rating: D2

BER No.: 105735484

EPI: 272.32 kWh/msq/yr



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