

## For Sale

### No. 24 Bracken Drive, Old Tramore Road, Waterford



Immaculate four bedroom semi detached two-storey residence, nicely situated within the private development of Bracken Drive and in very good condition throughout. The property is within easy reach of the new outer ring road, giving easy access to the Waterford IDA Industrial estate, the new M9 Waterford to Dublin motorway, and the N25 Rosslare to Cork Roads. The property offers spacious accommodation extending to 1250 sq. ft., and comprising of entrance hall, living room, kitchen /dining area, separate WC, four bedrooms, one en-suite and main bathroom. Heating is provided by gas fired central heating system and all windows are uPVC double glazed throughout. Gardens in lawn front and rear with large patio area and substantial block built garden shed. . For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER C1 No. 106416167**

**Asking Price € 145,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Lino flooring, radiator, telephone point

### **Downstairs WC**

WC, WHB, Lino flooring and tiled walls

1.42 x 1.42

### **Living Room**

Carpet flooring.

Cast iron fireplace with gas fire, marble plinth and pine surround

Curtains to bay window

Double doors to kitchen/diner

3.90 x 5.83

### **Kitchen/diner**

Lino flooring throughout

Shaker style fitted units with built in extractor unit & Island Bar

Comes with fridge freezer, dish washer, cooker and washing machine

Curtains to window

French doors leading to rear garden

6.03 x 4.22

### **Stairs and Landing in Carpet**

Large open landing

### **Bedroom 1**

Carpet flooring, fitted wardrobes,

Curtains to window, T. V. point.

3.67 x 3.13

### **Ensuite**

Wc, whb, Shower with electric shower and glass screen

Lino flooring, tiled walls.

### **Bedroom 2**

Carpet flooring, fitted wardrobes, curtains to window

2.89 x 3.56

### **Bedroom 3**

Carpet flooring, fitted wardrobes, curtains to window

3.71 x 2.35

### **Bedroom 4**

Generous single bedroom.

Carpet flooring, fitted wardrobes, curtains to window

3.12 x 2.22

### **Main Bathroom**

Bath, WC, WHB

**Features:** uPVC double glazed windows & doors  
uPVC fascia & soffit

**Garden:** Driveway and garden in lawn to the front  
Garden in lawn to the rear with patio  
Block built substantial garden shed

**Heating:** Gas fired central heating

**BER:** Rating: C1  
BER No: 106416167  
EPI: 172.56kWh/m2/yr

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





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**FOR SALE**

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