



No. 31 Poplar Drive, Carraig An Áird, Waterford. X91 X08C.

For Sale

€275,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c.101 sqm. /c.1087 sq.ft.



PSRA Licence Number: 004069



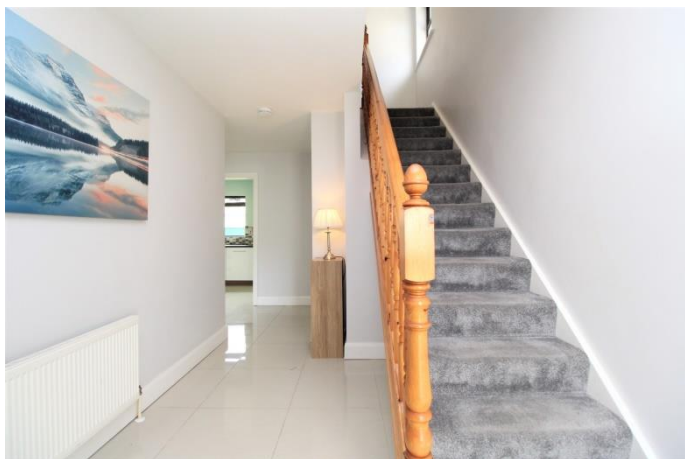
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Waterford

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DESCRIPTION

Superb modern detached three bedroom home with spacious living accommodation on a large corner site with generous gardens front and rear. The property comprises an entrance hall, living room, open plan kitchen diner, utility room, WC, three bedrooms including master bedroom with walk in wardrobe (en-suite) and main bathroom. The property is in excellent modern condition having been updated in recent years including new flooring a complete new bathroom, and a new white high gloss fitted kitchen together with new appliances. The property is tastefully decorated throughout with neutral colours and the property is situated over-looking a large green area on a large corner site, with an extended driveway and gardens to the front. The property also offers a large west facing rear garden with ample room for extension to the rear.

LOCATION

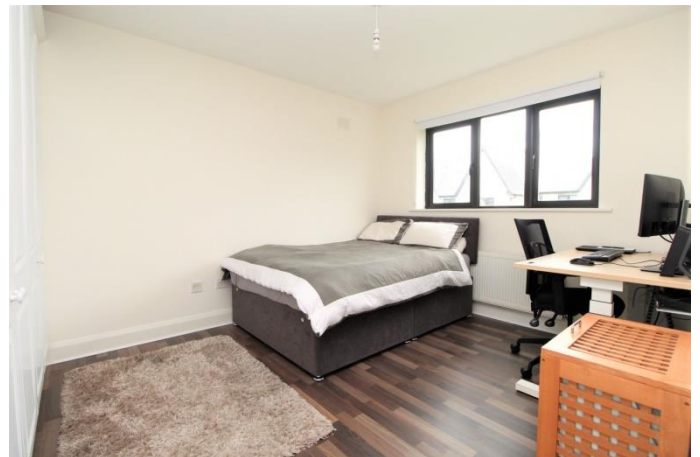
Located within the Carraig An Áird development at the Six Cross Roads in Waterford, the property is situated just off the outer ring road with easy access to all routes including the N25 Waterford to Cork road, and the M9 Motorway to Dublin via the new Southlink Bridge. Carraig An Áird estate benefits from having a Crèche on site. The property is also within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology, and the City Centre.

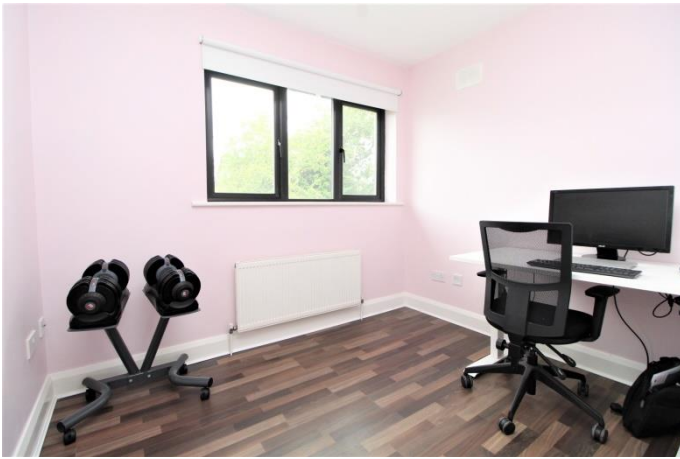
ASKING PRICE €275,000

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



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ACCOMMODATION

Entrance Hall 5.52 x 2.49

Polished porcelain tiled flooring

WC 1.39 X 2.01

Tiled flooring matching hall. WC. WHB. Triton plumbed electric shower.

Living Room 4.28 x 3.37

Laminate wood flooring. Curtains and roller blinds. Marble fireplace with beech surround. Solid fuel stove.

Kitchen/Diner 5.98 x 2.39

Polished porcelain tiled flooring throughout. Tiled splashback. New high gloss white fitted kitchen. Fitted stainless steel oven and microwave. Integrated dishwasher. French doors to rear garden.

Utility Room 2.19 x 1.57

Plumbed for washing machine and dryer. Fitted with work surfaces and storage.

Stairs and Landing in Carpet

Hot Press

Master Bedroom 3.59 x 3.53

Carpet flooring. Curtains and roller blinds.

En Suite (Walk-in wardrobe) 2.20 x 1.35

Originally an en-suite shower room, now used as a walk in wardrobe. Plumbing for en-suite in place, easily converted back to en-suite shower room. Carpet flooring. Shelving throughout with hanging space.

Bedroom 2 3.09 x 3.86

Laminate wood flooring. Roller blinds. Fitted wardrobes.

Bedroom 3 2.29 x 2.78

Laminate wood flooring. Roller blinds.

Main Bathroom 2.34 x 1.69

WC, Whb, Shower. Tiled floor and walls to ceiling. Quadrant shower with glass shower enclosure. Electric shower unit, WHB with pedestal and heated towel rail.

GARDEN

Garden to rear in lawn with steel garden shed. Front garden in lawn with extended driveway and parking for two vehicles.

FEATURES

PVC double glazing

One of the few 3 bed detached homes in this development

Gas fired central heating

West facing rear garden in lawn with steel garden shed.

Large corner site with extended driveway

BER

Rating: C3

BER No.: 107858425

EPI: 211.86 kWh/msq/yr