

## For Sale

**No. 10 Meledon Green, Farmleigh, Dunmore Road, Waterford**



Beautifully presented five bedroom semi-detached residence, ideally located in the popular development of Farmleigh on the Dunmore Road. Fitted out to a very high standard and in pristine condition throughout, this sizable property offers generous living accommodation over three floors with well proportion bedrooms all of which are double rooms. The property is situated within easy walking distance of a host of local amenities including Ballygunner Gael Scoil and National School, The Brasscock, Tesco and Ardkeen Shopping Centres, Woodlands Hotel and Leisure Centre and Waterford University Hospital. The property comprises a large entrance hall, living room, kitchen diner, WC, main bathroom, master bedroom with en-suite and walk-in wardrobe and four further double bedrooms. The property also has the benefit of a beautifully landscaped west-facing rear garden in lawn with decking, gravel pathways and mature shrubbery. Viewing this spectacular property comes highly recommended. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 107463044**

**Asking Price €195,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled flooring. Coving to ceiling

### **Kitchen**

3.13 x 5.98

Tiled flooring matching entrance hall. Beautifully handcrafted John Day+solid antique pine fitted kitchen, with ground and eyelevel units, canopy and larder. Coving to ceiling. Recessed spot lights. Sliding patio door to rear garden with vertical blinds

### **Living Room**

6.01 x 4.25

Solid antique pine flooring. Coving to ceiling. Curtains to windows. Wired for wall mounted flat screen TV and surround sound.

### **Downstairs WC**

Tiled flooring WC. WHB. Tiled splash back.

### **1<sup>st</sup> Floor**

#### **Stairs and Landing in carpet**

### **Bedroom 1**

3.82 x 3.16

Pine wooden flooring. Wooden venetian blinds to windows.

### **En Suite**

Tiled flooring. WC. WHB. Electric shower unit with glass shower screen. Tiled around shower. Wooden venetian blind to window

### **Walk in Wardrobe**

Shelved throughout with ample storage and hanging space

### **Bedroom 2 (Study)**

4.13 x 2.38

Solid pine flooring. Wooden venetian blinds to windows

### **Bedroom 3**

3.67 x 3.33

Carpet flooring. Extensive fitted wardrobes. Curtains to windows

### **Bathroom**

Tiled flooring. WC. WHB. Bath. Shower mixer to bath. Walls tiled floor to ceiling. Roller blinds to window.

### **2<sup>nd</sup> Floor**

#### **Stairs and Landing in carpet**

### **Bedroom 4**

3.15 x 3.86

Carpet flooring. Fitted wardrobes. Roller blind to window.

### **Bedroom 5**

3.25 x 3.88

Carpet flooring. Fitted wardrobes. Roller blind to window

### **Garden**

Generous rear garden with decking, gravel path edged in red brick. Stone faced beds and planter boxes. Mature shrubbery. Barna shed, wired and plumbed for washing machine and tumble dryer  
Side entrance with ample storage for refuse bins  
West facing aspect with sun all evening long!

**Features**

In pristine condition throughout  
High standard of finishes  
Ideally located within easy walking distance of a host of local amenities.  
Walk-in Condition

**Heating:**

Gas fired central heating

**BER:**

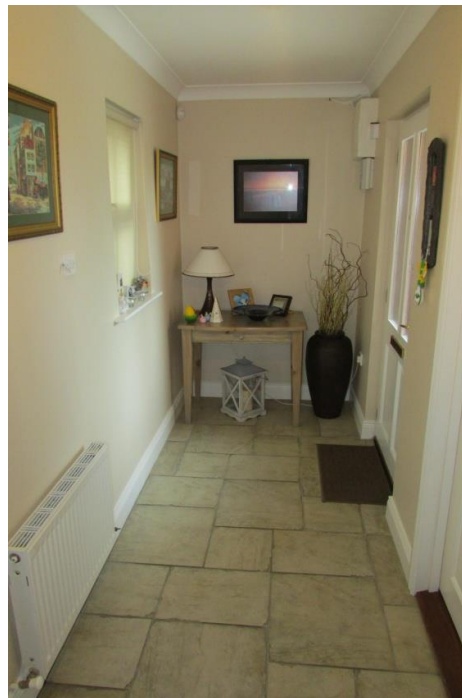
Rating C1

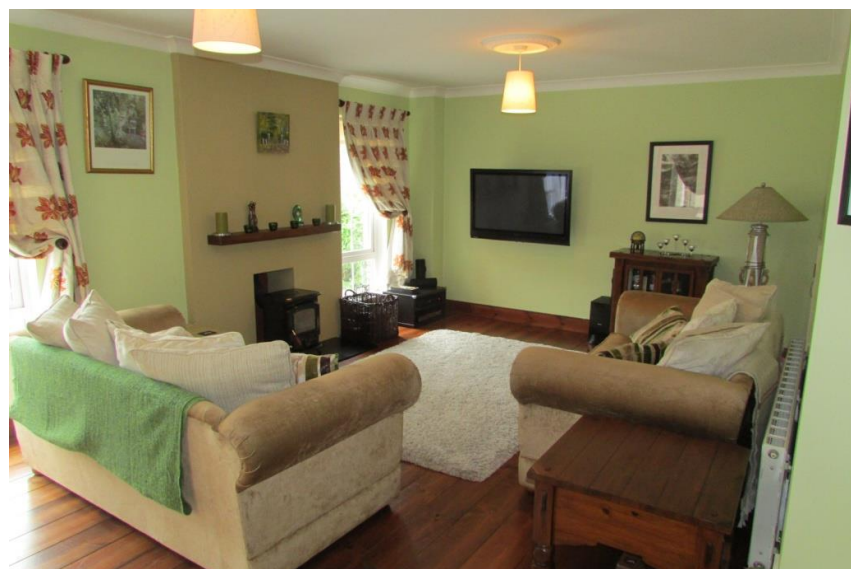
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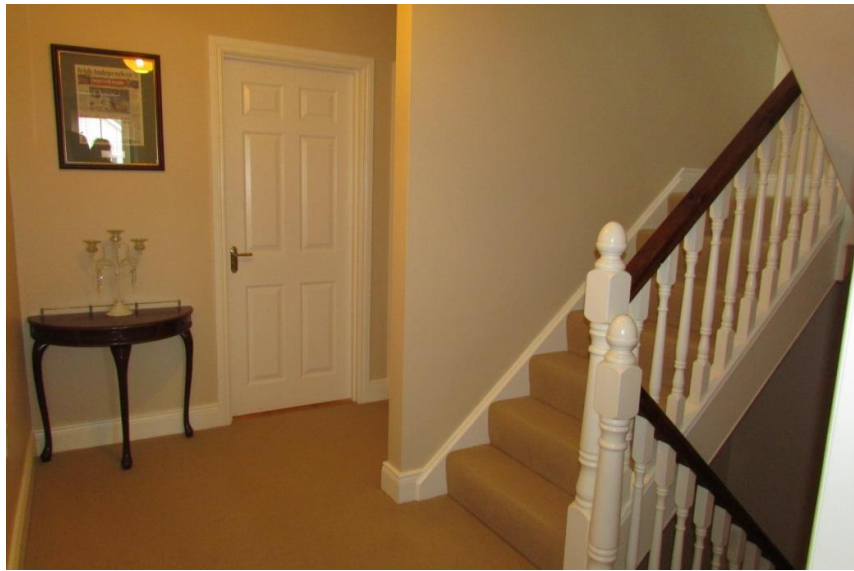
EPI: 151.67 kWh/m<sup>2</sup>/yr

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

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

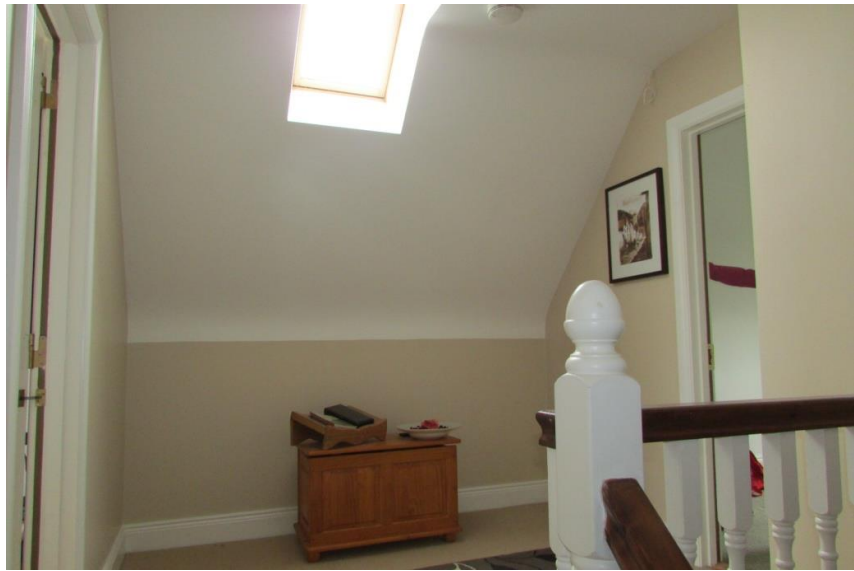














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# DNG

THOMAS REID

FOR SALE

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