

# FOR SALE

*By Private Treaty*

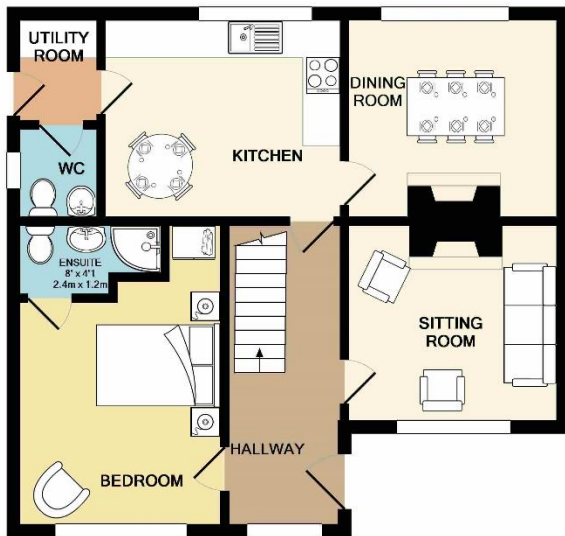


2 Silverwood, Rockshire Road, Ferrybank,  
Waterford. X91 FXK3 **Price: €199,000**

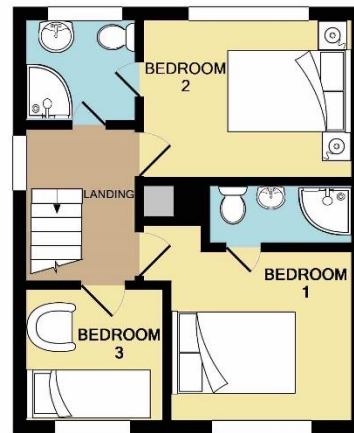
Ennis Gough Property is delighted to offer this lovely property for sale by private treaty. It is located in the quiet SILVERWOOD development, a mature development at the top of Ferrybank's Rockshire Road. This 1200 sq ft (approx) detached family home provides FOUR bedrooms, TWO reception rooms and a kitchen-diner with the option of knocking the kitchen-diner into the adjoining diningroom to create a much larger open-plan kitchen/living space. Uniquely, three bedrooms are en-suite. Separately, there's a guest WC and utility room downstairs. The main family bathroom is upstairs and is arranged "Jack & Jill" style as a shared en-suite with the adjacent double room. The house has been beautifully refurbished and redecorated by its current owners with quality fixtures and fittings applied throughout. A new oil fired central heating boiler has been installed as part of the upgrade as well as new internal doors and joinery. Supplementing the oil heating are two open fireplaces in the principle living-rooms. SILVERWOOD is a quiet, mature development with a large space of open ground provided for children to play in. There's the option to extend over the first floor extension or to the rear, subject to the necessary planning authority. Ferrybank is a popular location with a great selection of schools, leisure and retail amenities at hand, as well as easy access onto the local national road network

(M9, N25 & N24) Waterford city centre is a short drive away, and a regular bus service stops at the estate entrance if needed. Waterford golf club is a short walk away, and both soccer and GAA clubs are nearby.





GROUND FLOOR  
APPROX. FLOOR  
AREA 729 SQ.FT.  
(67.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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