

## **For Sale**

**No. 5 Meneval Way, Farmleigh, Dunmore Road,  
Waterford.**



Spacious three bedroom semi-detached residence (c. 1300 sq.ft.) in good modern decorative order throughout. Ideally located in the popular development of Farmleigh on the Dunmore Road and within walking distance of the Brasscock Shopping Centre, The Woodlands Hotel and Leisure Centre and on a bus route. The property boasts a host of features such as gas fired central heating, uPVC double glazed windows throughout, large rear garden with substantial deck area, gated side entrance, parking for two cars and side entrance. Accommodation is provided with entrance hallway, living room, sitting room, kitchen/dining area, guest wc, three bedrooms (master with en-suite) and a large main bathroom. Viewing comes highly recommended. For further details or viewing arrangement, please call DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €145,000**

## Accommodation

### Entrance Hall

#### Kitchen

5.97 x 3.17

Slate tiled floor, Maple shaker style fitted kitchen, tiled splash back, s/steel gas hob and matching extract unit.

#### Living Room

5.49 x 3.08

Laminate wood flooring, TV Point, Sliding patio door to rear garden and deck area.

#### Sitting Room

5.98 x 4.24

Glazed double doors to sitting room, Solid Antiqued Pitch-Pine flooring, Polished granite fireplace and plinth with maple wood surround, open fire, TV Point, Sliding Patio door to rear garden and deck area.

#### Down Stairs WC

WC, WHB.

#### Bedroom 1

3.79 x 3.17

Carpet flooring. Walk-in-wardrobe; Shelved throughout.

#### En-Suite

WC, WHB, Shower. Tiled floor and walls to ceiling, Electric shower unit.

#### Bedroom 2

3.57 x 3.30

Fitted wardrobes, carpet flooring.

#### Bedroom 3

3.30 x 2.40

Fitted wardrobes, carpet flooring.

#### Bathroom

WC, WHB, Bath.

#### Hot Press

#### Features

Spacious three bedroom home with two generous reception rooms.  
Located within an established private development.  
Stair folding attic stairs.

#### Garden Details

Large rear garden with substantial deck area,  
Gated side entrance.

Heating

Gas fired central heating.

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



DOUGLAS NEWMAN GOOD  
**DNG**

THOMAS REID

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

tel. 051 852233

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