



No. 59 The Fairways, Rockshire Road, Waterford. X91 X6N1.

For Sale

€230,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 94 sqm. /c. 1014 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious three bedroom semi detached family home situated in the popular residential estate of The Fairways, just off the Rockshire Road in Ferrybank. The Fairways is within easy walking distance to a range of local amenities such as shops, schools, Waterford Golf Club and a regular bus service that operates daily. Accommodation comprises of entrance hall, living room, spacious open plan kitchen/diner, downstairs W.C. First floor has three bedrooms and a main bathroom. The property benefits from gas fired central heating and uPVC Woodgrain double glazed windows. Garden to the front in lawn with driveway for parking with the rear garden in lawn with mature hedging and barna shed.

LOCATION

The property is located just off the Rockshire Road in Ferrybank, just a few minutes' walk from Fountain Street in Ferrybank and a five minute drive from Waterford City Centre. The Fairways is within easy walking distance to a range of local amenities such as shops, schools and a regular bus service. It is also highly accessible being within easy reach of all routes via the Southlink bridge and the M9 Waterford to Dublin motorway.

ASKING PRICE €230,000

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





ACCOMMODATION

Entrance Hall 5.24 X 1.82

Wood flooring.

Living Room 3.99 X 4.88

Wood flooring. Fire place with gas inset. Blinds and curtains to the bay window. Coving to ceiling.

Kitchen/Diner 3.66 X 5.99

Linoleum flooring. Fitted kitchen.

WC 1.50 x .80

Tiled flooring. WC. WHB.

Stairs and landing in carpet

Bedroom 1 3.58 x 3.77

Wood flooring. Fitted wardrobes

Bedroom 2 3.56 x 4.20

Wood flooring. Blinds and curtains to windows

Bedroom 3 2.66 x 2.42

Wood flooring. Blind to window

Bathroom 2.95 x 2.11

Linoleum flooring. WC. WHB. Bath. Electric Shower. Tiled walls

GARDEN

Front garden in lawn with driveway. Rear garden in lawn with mature hedging and barna shed.

FEATURES

Gas fired central heating

uPVC double glazed woodgrain windows

Fully alarmed

BER

Rating: C3

BER No.: 103336848

EPI: 219.82 kWh/msq/yr



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