



No. 51 Oaks Avenue, Carraig An Áird, Waterford. X91E2Y5.

For Sale

€192,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 95 sqm. /c. 1022 sq.ft.



PSRA Licence Number: 004069



REID & COPPINGER



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DESCRIPTION

Spacious modern two storey three bedroom semi-detached family home with bright living accommodation. This property is situated in a quiet cul de sac in the popular residential estate of Carraig An Áird, Six Cross Roads. Accommodation comprises of an entrance hall, living room, open plan kitchen/diner and WC, while on the first floor three bedrooms including master bedroom with en-suite shower room and main bathroom.

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 South link Bridge. The property is also within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology, and the City Centre.

ASKING PRICE €192,000

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



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ACCOMODATION

Entrance Hall **5.02 x 2.30**

Tiled flooring.

Living Room **3.02 x 4.78**

Oak flooring. Open fire with oak surround and black granite hearth. Curtains to window.

Kitchen/Diner **5.61 x 3.61**

Tiles and oak flooring. Fitted kitchen with breakfast bar. Integrated double oven with gas hob. French doors to rear garden.

WC **2.19 x 1.07**

Tiled flooring. WC. WHB.

Master Bedroom **3.30 x 3.83**

Carpet flooring. Built in wardrobes. Curtains to window.

En Suite **3.26 x .98**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

Bedroom 2 **3.81 x 2.94**

Carpet flooring. Built in wardrobes. Curtains to window.

Bedroom 3 **2.95 x 2.79**

Carpet flooring. Curtains to window.

GARDEN

Garden to front of property in lawn with driveway for off street parking. Rear garden in lawn with shed plumed for water and with electricity.

FEATURES

Gas fired central heating

Woodgrain PVC double glazing

Situated in a cul de sac

BER

Rating: C1

BER No.: 112318290

EPI: 173.72 kWh/msq/yr



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