

For Sale

**No. 17 Montelado Way, Farmleigh, Dunmore Road,
Waterford**



Well presented five bedroom semi-detached residence, ideally located on the front row of 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 additional reception room extension at ground floor level. The property has five well proportion bedrooms all of which are double rooms, including a master bedroom with en-suite shower room and walk in wardrobe. 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, sitting 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 large south west facing rear garden with garden shed. Viewing this beautiful property comes highly recommended. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 100783547

Asking Price €199,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

With linoleum flooring.

Kitchen

Tiled flooring matching entrance hall

3.13 x 5.98

Living Room

Beech shaker style fitted kitchen, tiled splash back, integrated oven and gas hob, curtains to windows.

6.01 x 4.25

Downstairs WC

Tiled flooring WC, WHB

Sitting room / Study

Offered as an extra on this house type, the additional downstairs room off the kitchen is ideally suitable as a second reception room, study or downstairs bedroom depending on requirements. Sliding patio doors to rear garden.

1st Floor

Stairs and Landing in carpet

Bedroom 1

Laminate wooden flooring. Blinds to windows.

3.82 x 3.16

En Suite

Tiled flooring. WC. WHB. Electric shower

Walk in Wardrobe

Shelved throughout with ample storage and hanging space

Bedroom 2

Carpet flooring, fitted wardrobes, blinds to window.

4.13 x 2.38

Bedroom 3

Carpet flooring, fitted wardrobes, blinds to window.

3.67 x 3.33

Bathroom

WC. WHB. Bath. Tiled floor and walls to ceiling. Roller blinds to window.

2nd Floor

Stairs and Landing in carpet

Bedroom 4

Carpet flooring. Fitted wardrobes. Roller blind to window.

3.15 x 3.86

Bedroom 5

Carpet flooring. Roller blind to window

3.25 x 3.88

Garden

Rear garden with patio, and substantial shed.

Features

Ideally located within easy walking distance of a host of local amenities

Heating:

Gas fired central heating

BER:

Rating C2

BER No. 100783547

EPI: 189.9

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233
DNG Thomas Reid Auctioneers PSRA License No. 002015**









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THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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