

## 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.

### **1<sup>st</sup> 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.

### **2<sup>nd</sup> 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 Features**

Rear garden with patio, and substantial shed.

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

### **Heating:**

Gas fired central heating

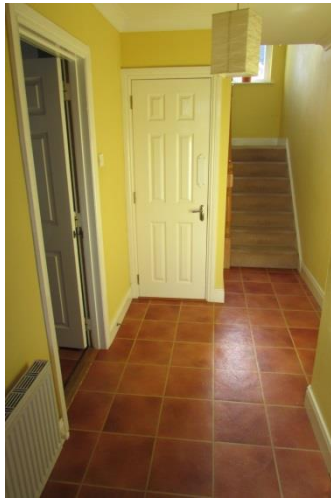
### **BER:**

Rating C2

BER No. 100783547

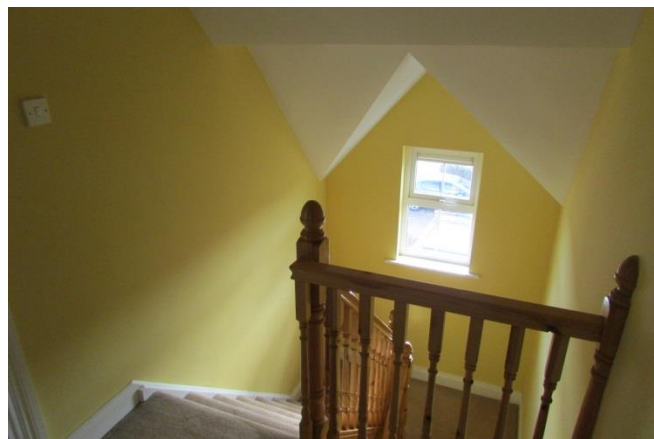
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**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233  
DNG Thomas Reid Auctioneers PSRA License No. 002015**











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