



No. 32 Poplar Drive, Carraig An Áird, Waterford. X91 K7FF

For Sale

€230,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c.101 sqm. /c.1087 sq.ft.



PSRA Licence Number: 002015



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DNG

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DESCRIPTION

Superb modern detached three bedroom home with spacious living accommodation and generous gardens. The property comprises an entrance hall, living room, open plan kitchen diner, utility room, WC, three bedrooms including master bedroom with en-suite shower room, and main bathroom. The property is in good modern condition, and is decorated to a high standard, with the added benefit of a downstairs shower room. The property is situated overlooking a large green area, and has the benefit of a large site with a west facing rear garden and ample room for extension to the rear.

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

ASKING PRICE €230,000

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



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ACCOMODATION

Entrance Hall

Tiled flooring.

Living Room **3.42 x 4.30**

Laminate wood flooring. Marble fireplace with open fire. Roller blinds to window.

WC – Wet Room **1.37 X 1.99**

Tiled flooring. WC. WHB. Triton plumbed electric shower. Tiled walls from floor to ceiling.

Kitchen **2.42 x 6.06**

Tiled flooring. White gloss kitchen units. Integrated fridge, dishwasher. Fitted stainless oven, microwave and gas hob. Tiled splashback. French doors from dining area to rear garden.

Utility Room **1.57 x 2.20**

Fitted kitchen units at ground and eye level. Stainless sink unit. Plumbed for washing machine and dryer.

Stairs and Landing in Carpet

Hot Press

Master Bedroom **3.59 x 3.58**

Laminate wood flooring. Blinds to window.

En Suite

Tiled flooring. WC. WHB. Complete quadrant shower unit with glass doors and a Triton electric shower.

Bedroom 2 **3.14 x 3.87**

Carpet flooring. Blinds to window.

Bedroom 3 **2.31 x 2.82**

Carpet flooring. Blinds to window.

Main Bathroom **2.35 x 1.69**

Tiled flooring. WC. WHB. Bath. Tiled walls around bath.

GARDEN

Garden to rear in lawn. Front garden in lawn with parking for two vehicles.

FEATURES

Woodgrain PVC double glazing

Timber frame construction with warm home finish

Detached property

Gas fired central heating

BER

Rating: C2

BER No.: 105888952

EPI: 194.01 kWh/msq/yr



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