



**No. 110 Rockenham, Ferrybank, Waterford. X91 Y93K.**

**For Sale**

**€165,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 85 sq.m. /c. 900 sq.ft.



PSRA Licence Number: 004069



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Waterford  
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## DESCRIPTION

Excellent three bedroom family home situated in the mature sought after residential estate of Rockenham in Ferrbank, adjacent to Church of the Sacred Heart Church. The property comes to the market beautifully presented and in excellent condition having been extremely well maintained. Accommodation comprises of entrance hallway, living room, kitchen/dining and a main bathroom. First floor comprises of three bedrooms, two of which are generous double bedrooms. The property benefits from a modern gas fired heating installation and also has uPVC double glazing throughout. The property has mature gardens in lawn to the front, with deck area to the rear, extending to a large floral garden with block built garden shed.

## LOCATION

The property is located in a terrace of similar type family homes within minutes' walk to a host of local amenities including shops, schools, Church of The Sacred Heart Ferrbank. Waterford City centre is just a short drive away and also the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin and the N25 to Wexford and Rosslare.

**ASKING PRICE €165,000**

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



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## ACCOMMODATION

**Entrance** 1.92 x 4.27

Solid pine flooring.

**Living Room** 3.99 x 3.49

Open fireplace with marble surround and gas fire inset. Blinds and curtains to window. Coving to ceiling.

**Kitchen/Diner** 4.04 x 2.87

Tiled flooring. Cream fitted kitchen. Door to rear garden.

**Bathroom** 1.86 x 1.97

Tiled flooring. WC. WHB. Bath with electric shower. Walls tiled from floor to ceiling.

### First Floor

**Bedroom 1** 4.06 x 2.50

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

**Bedroom 2** 4.08 x 3.84

Laminate wood flooring. Blinds and curtains to window.

**Bedroom 3** 2.72 x 2.40

Laminate wood flooring. Fitted wardrobes. Blinds to window.

## FEATURES

Excellent modern condition throughout

uPVC double glazed windows

Gas fired central heating

Spacious front and rear gardens

## BER

Rating: D2

BER No.: 110246097

EPI: 274.26kWh/msq/yr



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## GARDEN

Front garden in lawn with mature plants and shrubbery. Rear garden with deck area, block built garden shed, and mature floral gardens to the rear.



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