

## For Sale

### No. 37 Meadowbank, Ballinaneashagh Waterford



Located just off the main Waterford to Cork road at Ballinaneashagh, this spacious three bedroom semi detached two-storey residence comes to the market in excellent condition throughout. Extending to c. 94 msq. and located within close proximity to a host of local amenities including the Waterford IDA Industrial Estate and Waterford Institute of Technology, the property comprises of entrance hall, living room, kitchen/diner, downstairs WC, 3 generous bedrooms, with master bedroom en-suite and main bathroom. The rear garden is west facing and is laid out in lawn with a barna shed. The front garden is also in lawn with a cobblelock driveway and off street parking. Heating to the property is provided by gas fired central heating system, and all windows are uPVC double glazed. This property would make an ideal investment property or is equally suitable for a first time buyer/owner occupier. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

**BER C1 No. 106500655**

**Asking Price € 85,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled floor.

### **Living Room**

4.97 x 3.56

Laminate wood flooring.

Marble fireplace with open fire and wooden surround.

Curtains to window.

### **Kitchen/Diner**

5.48 x 3.47

Shaker style fitted kitchen.

Tiled floor and splash back.

Sliding patio door to rear garden

### **Downstairs WC**

WC, WHB. Tiled floor matching hall.

### **Stairs and Landing in Carpet**

### **Bedroom 1**

3.42 x 3.37

Carpet flooring, fitted wardrobes, curtains to window

### **En-suite**

WC, WHB, Shower, Triton electric shower.

Tiled floor and walls around shower.

### **Bedroom 2**

3.12 x 4.03

Carpet flooring, fitted wardrobes, curtains to window.

### **Bedroom 3**

2.28 x 2.94

Carpet flooring, fitted wardrobes, curtains to window.

### **Main Bathroom**

2.17 x 1.97

WC, WHB, Bath. Tiled floor and wall around bath.

**Features:** West facing rear garden in lawn.  
Cobblelock driveway and lawns to front  
uPVC double glazed windows & doors.  
Gas fired central heating

**Garden:** Cobblelock driveway and lawn to front.  
West facing rear garden in lawn.

**Heating:** Gas Fired Central Heating

**BER:** Rating: C1  
BER No: 106500655  
EPI: 174.33 kWh/m<sup>2</sup>/yr





Viewing by prior appointment with DNG Thomas Reid Auctioneers  
on 051-852233

**DNG Thomas Reid Auctioneers PRSA License No. 002015**



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