



No. 54 Ashley Drive, Cherrymount, Waterford. X91DCW0.

For Sale

€179,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 98 sqm. /c. 1055 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER



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DESCRIPTION

This superb three bedroomed detached family home situated in a cul de sac of similar type homes overlooking a large green area. This well cared for home has been upgraded throughout in recent years and is in walk in condition. The accommodation comprises of entrance hall, living room, open plan kitchen/diner/sunroom, three bedrooms, master ensuite and a main bathroom.

LOCATION

The property is ideally situated a short distance from Waterford City centre and the outer ring road giving easy access to all major routes such as Waterford IDA Industrial Park and Waterford Institute of technology. The property has a number of local shops, schools all within walking distance

ASKING PRICE €179,000

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



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ACCOMMODATION

Entrance Hall **6.94 x 1.37**

Tiled flooring.

Living Room **5.05 x 3.71**

Wooden flooring. Marble fire place with wood burning stove. Blinds to window.

Kitchen/Diner **3.68 x 5.53**

Tiled flooring. Fitted kitchen Olmberyl free standing wood burning stove. Blinds to window. Velux window.

Sun Room **4.35 x 3.60**

Tiled flooring. Double doors to rear garden.

Bedroom 1 **4.19 x 3.19**

Laminate wood flooring. Blinds to window.

En Suite **2.79 x 1.03**

Tiled flooring. WC. WHB with vanity unit. Electric shower. Walls tiled from floor to ceiling. Velux window.

Bedroom 2 **3.53 x 3.10**

Laminate wood flooring. Blinds to window.

Bedroom 3 **3.53 x 2.70**

Laminate wood flooring. Blinds to window.

Bathroom **3.45 x 1.62**

Tiled flooring. WC. WHB. Corner bath. Walls tiled from floor to ceiling. Blinds to window.

GARDEN

Private walled in south east facing rear garden in lawn with barna shed. Garden in lawn with off street parking to front

FEATURES

Detached bungalow

Walk in condition

Sun Room to rear

Fully alarmed

uPVC double glazing, fascias and soffits

Gas fired central heating

Overlooking a large green area

BER

Rating: C3

BER No.: 102968823

EPI: kWh/msq/yr



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