



**No. 72 Poplar Drive, Carraig An Aird. Waterford. X91 N8WV.**

**For Sale**

**€215,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 126 sqm. /c. 1356 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GROUP  
**DNG**

**REID & COPPINGER**



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## DESCRIPTION

Superb four bedroom semi-detached home, within the Carraig An Aird development at the Six Cross Roads in Waterford. Located just off the outer ring road, the property is ideally located within easy reach of Waterford City, Waterford IDA Industrial Estate and Waterford Institute of Technology, as well a good selection of local amenities, including child care facilities within the development. Beautifully presented with bright modern décor throughout, the property comprises of entrance hall, living room, open plan kitchen diner, WC, three first floor bedrooms with main bathroom, and large master bedroom suite at second floor level including en-suite shower room and store room. The property is situated over-looking a large green area to the front and enjoys a private Easterly aspect to the rear. The development also has on-site child care facilities.

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

**ASKING PRICE €215,000**

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



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## ACCOMMODATION

### Entrance Hall

Porcelain Tiled flooring. Alarm panel.

### Living Room 5.20 x 3.21

Laminate oak timber flooring. Blacksmith wood burning stove. White wooden venetian blinds to windows. Double doors to kitchen/diner.

### Kitchen/Diner 5.66 x 3.58

Porcelain tiled flooring. Evoke black high gloss fitted kitchen with integrated dishwasher, fridge/freezer, Neff hob, slide/hidden extractor, Siemens oven with microwave. Double doors to rear garden. White wooden venetian blinds to window.

### WC

Porcelain tiled flooring. WC. WHB. Plumbed for washing machine.

### Stairs and Landing in Carpet

### Bedroom 1 3.34 x 3.32

Laminate timber flooring. Fitted wardrobes. White venetian blinds to window.

### Bedroom 2 2.91 x 3.58

Laminated timber flooring. Fitted wardrobes. White venetian blinds to window.

### Bedroom 3 2.65 x 2.46

Carpet flooring. Fitted wardrobes. White venetian blinds to window.

### Main Bathroom 3.36 x 1.76

Mosaic tiled flooring. WC. WHB. Bath. Free standing WHB with vanity unit. Bath with shower mixer. Walls tiled around bath to ceiling.

### Master Bedroom 7.25 x 3.22

Laminate grey timber flooring. Fitted wardrobes. White wooden venetian blinds to windows.

### En Suite

Tiled flooring and around shower to ceiling. WC. WHB. Shower. Electric shower unit.

## GARDEN

East facing garden in lawn to rear with Indian Sandstone Patio and Barna shed. Concrete driveway to front.

## FEATURES

Ideally located just off the outer ring road with easy access to all areas

Evoke black high gloss finish fitted kitchen

Private East facing rear garden

Off street parking for two cars

Gas Fired Central Heating

uPVC Double Glazing

Fully alarmed

## BER

Rating: C1

BER No.: 107581142

EPI: 165.49 kWh/msq/yr



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