



**No. 19 Cuan Na Greine, Crooke, Passage East, Co. Waterford. X91H5C1**

**For Sale**

**€169,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 95 sqm. /c. 1,023 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**



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## DESCRIPTION

Superb three bedroom, two bathroom, semi-detached family home situated in the popular residential estate of Cuan Na Greine, Crooke, Passage East, Co. Waterford. This bright family home is in walk in condition and would make an excellent family home or investment. The property comes with the benefit of oil fired central heating system & a Stanley wood burning stove in the living room, uPVC double glazed windows, fascia & soffit. The property comprises of entrance hall, living room, kitchen / diner, utility and WC. First floor comprises of three bedrooms and bathroom. Gardens front and rear. The property boasts views over the estuary.

## LOCATION

The property is located in Crooke in Passage East adjacent to the Passage East and Woodstown road in a small residential estate of similar type homes, the property is just a few minutes' drive from the Passage East Car Ferry, 8 miles from Waterford City and a short drive to Woodstown beach and to Dunmore East, with Newtown beach a short stroll away. The property is on a main bus route to schools.

**ASKING PRICE €169,000**

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



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## ACCOMMODATION

**Entrance Hall**            **5.14 x 1.87**

Laminate timber flooring.

**Kitchen/diner**            **3.68 x 3.27**

Slate tiled flooring. Fitted kitchen with integrated oven and hob. Double doors to living room. Blinds to windows.

**Utility Room**            **1.87 x 2.39**

Slate tiled flooring. Plumbed for washing machine and dryer. Fitted storage unit.

**Living Room**            **4.27 x 3.74**

Laminate timber flooring. Cast iron insert fireplace with Stanley wood burning stove. Blinds to windows.

**Downstairs WC**            **1.76 x 2.07**

Tiled flooring. W.C., W.H.B.

### Stairs and landing in carpet

**Bedroom 1**            **4.47 x 3.05**

Laminate timber flooring. Sliderobes. Blinds to window.

**Bedroom 2**            **3.12 x 4.07**

Laminate timber flooring. Blinds to window.

**Bedroom 3**            **3.32 x 2.42**

Laminate timber flooring. Fitted wardrobes. Blinds to window.

**Bathroom**            **2.41 x 2.59**

Tiled flooring and tiled around bath. W.C., W.H.B., Bath with electric shower.

## GARDEN

Front garden with lawned area and tarmacadam driveway for two cars.

Private rear garden with lawned area, patio and barna building.

## FEATURES

Oil fired central heating

Overlooking a Green area

Modern construction built c. 2007

uPVC double glazed windows and uPVC Facia and Soffit

## BER

Rating:            B3

BER No.:        112744453

EPI:            134.73 kWh/msq/yr



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