



No. 25 Brockton Ave., Hollybrook, Ferrybank, Waterford. X91 X5NF.

For Sale

€225,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 104 sq.m. /c. 1,120 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious 3 bedroom semi-detached house situated in the popular sought after residential estate of Hollybrook, just off the Rockshire Road in Ferrybank adjacent to Waterford Golf Club. Hollybrook is within easy walking distance to a range of local amenities such as shops, schools and a regular bus service. Accommodation comprises of entrance hall, living room, open plan kitchen/diner, downstairs W.C., three bedrooms upstairs with master bedroom en-suite and a main bathroom. The property benefits from gas fired central heating and uPVC double glazed windows. Garden to the front in lawn and cobble-lock for parking, garden to the rear in lawn.

LOCATION

The property is located just off the Rockshire Road in Ferrybank, just a few minutes walk from Fountain Street in Ferrybank, and a short drive from Waterford City Centre. The location is highly accessible being within easy reach of all routes via the Southlink bridge, and the M9 Waterford to Dublin motorway.

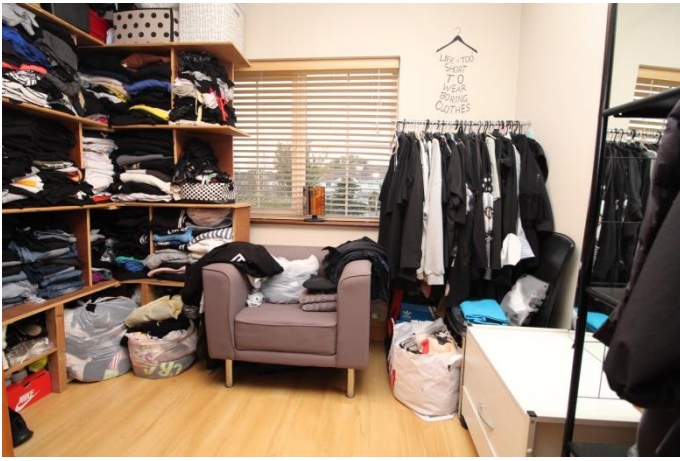
ASKING PRICE €225,000

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

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ACCOMMODATION

Entrance hall 5.04 x 2.10

Tiled flooring.

Living Room 5.78 x 4.09

Laminate wood flooring. Curtains and blinds to window. Fireplace with gas insert. Double doors to open plan kitchen/diner.

Kitchen/Diner 5.27 x 3.87

Tiled flooring in kitchen area and laminated wood flooring in dining area. Fitted kitchen units with integrated gas hob and oven. Tiled splash back. Recess lighting. Venetian blinds to windows. Sliding doors to rear garden.

Utility Room 1.01 x 2.63

Tiled flooring. Plumbed for washing machine.

Downstairs W.C. 2.09 x 1.63

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

Bedroom 1 4.43 x 3.84

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Ensuite 2.73 x 1.03

Tiled floor and walls to ceiling. W.C., W.H.B., Shower.

Bedroom 2 3.84 x 4.58

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

Bedroom 3 2.78 x 3.02

Laminate wood flooring. Blinds to window.

Bathroom 2.77 x 1.89

Tiled flooring. W.C., W.H.B. Bath. Shower over bath. Walls tiled from floor to ceiling

GARDEN

Front garden in lawn with cobble-lock driveway.

Rear garden in lawn.

FEATURES

uPVC double glazed windows

Gas fired central heating

New high efficiency condenser gas boiler installed in October 2021

New full house water softener installed July 2021

Newly tiled ensuite shower area May 2021

BER

Rating: C2

BER No.: 105136311

EPI: 176.50kWh/msq/yr

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