

## **For Sale**

**No. 4 Ashbrook Road, Riverview, Dunmore Road,  
Waterford.**



Located within a mature private development on the Dunmore Road, this substantial four bedroom semi-detached home of c. 1600 sq.ft offers spacious living accommodation with four double bedrooms and garage suitable for conversion to additional reception room. This well appointed property benefits from a large private enclosed rear garden and is positioned on a large corner site, which has been planted with mature trees and shrubbery throughout. This sizable semi-detached home provides spacious accommodation including; entrance hallway, living room, dining room, kitchen, downstairs wc, main bathroom and four double bedrooms (master with en-suite). For further details and viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

**Asking Price €210,000**

## Accommodation

### Entrance Hallway

Tiled flooring, Coving to ceiling, Radiator.

### Living Room

Carpet flooring, Marble fireplace with mahogany surround and open fire, Coving to ceiling, Curtains to windows.

### Dining Room

3.52 X 3.28

Carpet flooring, Coving to ceiling, Sliding patio doors to rear garden, Glazed double doors to Living Room.

### Kitchen

4.34 X 3.57

Cream cottage style Kitchen, Tiled flooring, Electric cooker.

### Downstairs Wc

Wc, Whb, Tiled floor.

### Landing

Stairs and landing in carpet.

### Bedroom 1

3.42 X 4.38

Carpet flooring.

### En-Suite

Wc, Whb, Shower, Carpet flooring, Mains shower unit.

### Bedroom 2

3.42 X 3.28

Carpet flooring, Fitted wardrobes, Curtains to window.

### Bedroom 3

2.42 X 3.26

Carpet flooring, Curtains to window, Fitted shelving.

### Bedroom 4

2.45 X 4.36

Carpet flooring, Curtains to window.

### Main Bathroom

Lino flooring, Wc, Whb, Bath, Tiled walls.

## Hot Press

## Garage

4.84 X 2.68

Up and over garage door.

## Features

Sizable property with four double bedroom c. 1600 sq.ft.,  
Garage suitable for garage conversion.

## Heating

Oil fired central heating.

## Garden Details

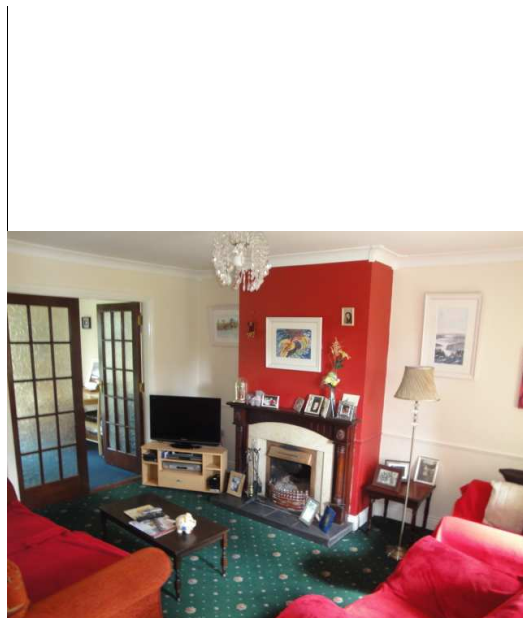
Large corner site with mature trees and shrubbery.

Viewing by prior appointment with DNG Thomas Reid Auctioneers

Phone 051-852233



Entrance Hallway



Living Room



Kitchen



Diner



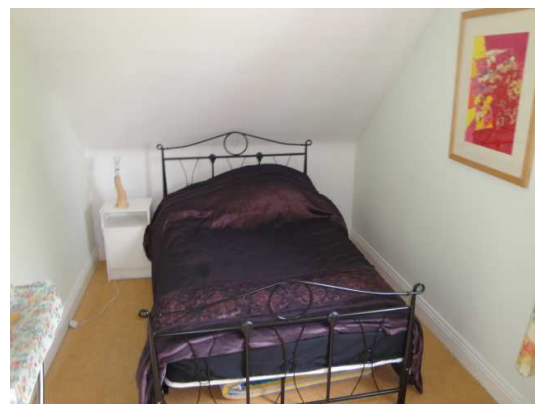
Bedroom



Bedroom



Bedroom



Bedroom



Main Bathroom



Downstairs Wc





Rear Garden



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