



No. 29 Greenoaks, Ferrybank, Waterford

For Sale

€210,000



PSRA Licence Number: 002015



THOMAS REID

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Waterford
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DESCRIPTION

Detached three bedroom home situated in the Greenoaks development on the Rockshire Road in Ferrybank. Constructed in c. 1998 this well-proportioned property extends to c. 108 sqm. and comprises a large living room, separate dining room, extended kitchen / diner, three generous bedrooms and a main bathroom with separate shower and bath. The property has the benefit of gas fired central heating, woodgrain uPVC double glazed windows and doors, and being a detached property has two side entrances. The property has off street parking for two cars to the front and large private rear garden with extensive patio and garden in lawn. The property occupies an elevated position within the development and has views of Waterford City and the river Suir to the front, and a private rear garden with a westerly aspect.

LOCATION

On the Rockshire Road in Ferrybank , just c. 2 miles from Waterford City Centre and within walking distance of Ferrybank School, Ferrybank Church, shops, and all major amenities.

ASKING PRICE €210,000

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



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ACCOMODATION

Entrance Hall

Laminated wood flooring. Decorative radiator cover.

Kitchen/Diner 5.43 x 3.97

Tiled flooring. Fitted kitchen with ground and eye level units, tiled splashback. Recessed spotlights. Blinds to window.

Living Room 4.24 x 3.84

Carpet flooring. Fireplace with open fire. Blinds to bay window.

Dining Room 2.97 x 3.49

Carpet flooring. Curtains to window.

Stairs and Landing in carpet

Master Bedroom 3.94 x 3.15

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 2 3.57 x 3.44

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 3 2.43 x 2.48

Carpet flooring. Fitted wardrobes. Curtains to window.

Main Bathroom 2.36 x 2.07

Tiled flooring. WC. WHB. Bath. Electric Shower. Walls tiled floor to ceiling

GARDEN

Rear garden with extensive paved patio area and lawned garden

FEATURES

Woodgrain uPVC Double Glazing

Gas Fired Central Heating

Private rear garden

Off Street Parking for Two Cars

Detached Property on an Elevated Site with City Views

BER

Rating D2

BER No. 111116265

EPI: 263.31kWh/m.sq./yr



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