

## For Sale

**No. 99 Fiodh Mor, Abbeylands, Ferrybank,  
Kilkenny (Via Waterford).**



Spacious three bedroom terraced house in the Fiodh Mor development in the Abbeylands area of Ferrybank. This sizable three bedroom home extends to c.87 msq. and comprises an entrance hall, living room, large open plan kitchen diner, WC, main bathroom, two double bedrooms and one single bedroom. The property has a sizable rear garden in lawn with a barna shed, and ample parking to the courtyard at the front of the property. The property has the benefit of gas fired central heating and uPVC double glazed windows and doors. Located c. 1.5 miles from Waterford City Centre, the property has excellent local amenities in the Ferrybank area with shops and schools all within easy walking distance. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers 051 852233.

**BER: No. 110258829**

**Asking Price €120,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Tiled flooring.

### **WC**

Tiled flooring. WC. WHB.

### **Living Room**

3.48 x 4.71

With Laminate wood flooring and fireplace

### **Kitchen/Diner**

3.34 x 5.33

Tiled flooring. Fitted kitchen units with tiled splash back

### **Bedroom 1**

4.02 x 3.42

Laminate wood flooring and fitted wardrobes

### **Bedroom 2**

4.02 x 3.04

Laminate wood flooring and fitted wardrobes

### **Bedroom 3**

2.82 x 2.61

Laminate wood flooring and fitted wardrobes

### **Bathroom**

2.49 x 1.86

Tiles to walls and floor. WC. WHB. Bath.

### **Garden**

Rear garden in lawn with barna shed.

### **Heating:**

Gas Fired Central Heating

### **BER:**

Rating C2

BER No. 110258829

EPI: 175.31 (kWh/m<sup>2</sup>/yr)

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**





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