



## No. 18 Meledon Green, Farmleigh, Waterford. X91D2KH.

**For Sale**

**€275,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 103sq.m. /c. 1109q.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
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## DESCRIPTION

Spacious three bedroom three bath semi-detached family home located within the popular development of Farmleigh on the Dunmore Road, Waterford. This light filled home offers excellent living accommodation which comprises of an entrance hall, kitchen and dining area, spacious living room, downstairs WC, first floor has a large three generous bedrooms with master bedroom en-suite shower room and main bathroom. The property has the benefit of gas fired central heating, uPVC double glazing, and a private rear garden with garden room and side entrance. The property is ideally located towards the front of the development and has been impeccably maintained throughout.

## LOCATION

Situated within the private development of Farmleigh on the Dunmore Road in Eastern suburbs of Waterford City. This property is located within easy walking distance of a host of local amenities including, Woodlands Hotel and Leisure Centre, The Brasscock Shopping Centre, Waterford University Hospital and both Tesco and Ardkeen Shopping Centres. The property is also on a major bus route with access to all primary and secondary schools. Childcare facilities are available in the adjoining Garranmore Estate and at Woodlands Hotel adjacent to the development.

**ASKING PRICE €275,000**

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



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## ACCOMMODATION

### Entrance Hall

5.77 x 2.32

Porcelain tiled flooring. Coving to ceiling.

### Kitchen/Diner

3.40 x 4.94

Porcelain tiled flooring. Fitted kitchen. Integrated gas hob and oven. Tiled splashback. Blinds to window.

### WC

2.04 x 1.44

Tiled flooring. WC. WHB.

### Living Room

5.47 x 4.33

Laminate wood flooring. Fireplace. Curtains to window. Sliding doors to rear garden.

### Bedroom 1

4.52 x 3.29

Carpet flooring. Wood panelling to wall. Blinds to window.

### En Suite

2.23 x 2.04

Linoleum flooring. WC. WHB. Electric shower.

### Bedroom 2

3.32 x 4.64

Laminate wood flooring. Fitted wardrobes. Blinds to window.

### Bedroom 3

3.50 x 2.58

Laminate wood flooring. Fitted wardrobes.

### Bathroom

3.18 x 2.60

Linoleum flooring. WC. WHB. Bath. Wall tiled around bath

## GARDEN

Maintenance free rear garden with artificial grass. Patio and garden pond. Outdoor garden room with store.

## FEATURES

Sought Walk in conditions

Excellent location

uPVC fascia and soffits

uPVC double glazed windows

Gas central heating

Garden Room

Side entrance

## BER

Rating: C2

BER No.: 105984116

EPI: 184.2 kWh/msq/yr



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