



**No. 26 Aylesbury Avenue, Aylesbury, Waterford. X91YV0V.**

**For Sale**

**€249,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 116 sq.m. /c. 1,248 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

## DESCRIPTION

This attractive and spacious three bedroom semi detached residence, in a quiet cul-de-sac location in the Ferrybank area, just outside Waterford City. This generously proportioned property is ideally located close to Ferrybank and a host of local amenities and transport links. Accommodation comprises of large entrance hall, spacious living room to the front, large open plan kitchen, dining room, utility room, three generous upstairs bedrooms, including master bedroom with en-suite shower room and family bathroom. Gardens front and rear with a side entrance. Viewing this superb property comes highly recommended.

## LOCATION

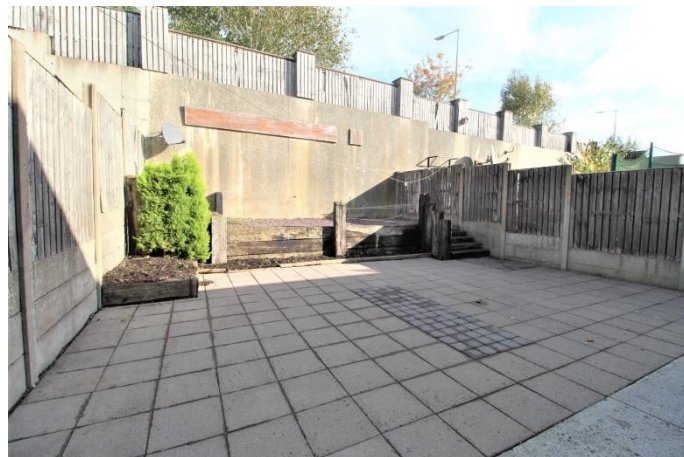
Within the private development of Aylesbury, in Ferrybank in a quiet cul de sac of similar type family homes. This superb property is located within easy walking distance of a host of local amenities including primary and secondary schools, shops and a regular bus service to the city centre. Waterford City centre is just a short drive away and also the M9 motorway linking Waterford, Kilkenny, Carlow and Dublin and the N25 to New Ross and Wexford.

**ASKING PRICE €249,000**

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

## ACCOMMODATION

**Entrance Hall**                      **5.65 x 2.68**

Tiled flooring. Recess lighting.

**Living Room**                      **4.65 x 3.35**

Tiled flooring. Upgraded solid marble fireplace. Bay window with curtains. Recess lighting. Double glass doors to kitchen/dining room.

**Kitchen/Diner Room**            **6.10 x 5.78**

Tiled flooring. Fitted Ivory kitchen with integrated gas hob and oven, fridge freezer and dishwasher. Double doors to rear garden. Recess lighting. Curtains and blinds to windows and doors.

**Utility Room**                      **1.47 x 1.45**

Tiled flooring. Plumbed for washing machine.

**WC**                                      **1.41 x 1.42**

Tiled flooring. WC. WHB.

**Bedroom 1**                          **3.74 x 3.24**

Carpet flooring. Fitted wardrobes. Curtains to windows.

**En Suite**                              **3.54 x 1.45**

Tiled flooring. WC. WHB. Walk in double shower. Walls tiled from floor to ceiling.

**Bedroom 2**                          **4.39 x 2.68**

Carpet flooring. Curtains to windows.

**Bedroom 3**                          **3.38 x 2.82**

Carpet flooring. Curtains to windows.

**Bathroom**                          **2.80 x 1.68**

Tiled flooring. WC. WHB. Bath. Tiled around shower. Recessed lighting.

## GARDEN

To the front of the property cobblelock driveway with parking for two cars and garden in lawn. To the rear a private garden with patio and gravelled area and a side entrance.

## FEATURES

Generous three bed, three bath, semi-detached home.

Gas fired central heating

Stylish grey uPVC double glazed windows.

Situated in a quiet cul de sac

## BER

Rating: C1

BER No.: 115582496

EPI: 172.86kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.