



**No. 27 St. Killian's Place, Ferrybank, Waterford. X91PVH6.**

**For Sale**

**€248,000**

**Bedrooms** 3  
**Reception Rooms** 1  
**Bathroom's/WC's** 2  
**Size** c. 127 sq.m. /c. 1367 sq.ft.



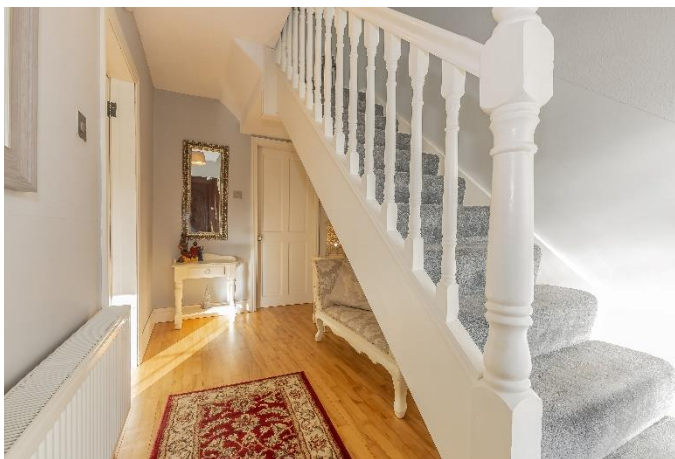
PSRA Licence Number: 004069



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## DESCRIPTION

Spacious and well-proportioned three bedroom, two bathroom end of terrace home, located within the popular mature residential area of St. Killian's Place, adjacent to Rockenham and Ferrybank Church. St. Killian's place is also situated just off the Rockshire Road in Ferrybank near to the Ferrybank Primary Care Centre and the Ferrybank Library. Extending to c. 127 sqm the property comprises of entrance hall, large open plan living room, kitchen / diner, utility room and walk in shower room with wc. First floor has three double bedrooms, and a main bathroom. Second floor has an attic room with velux. This light filled family home is in excellent modern condition, with PVC double glazed windows and doors, and dual central heating. This property would make an ideal family home with a spacious rear garden and ample parking to front for 3 cars. The property has been extended and is well maintained throughout with the benefit of a side entrance for vehicular access with concrete shed.

## LOCATION

Located in a quiet cul de sac just off the main Rockshire road and the Waterford to New Ross Road in Ferrybank, the property is situated c. 2km from Rice bridge in Waterford City and within a short stroll to the local primary and secondary schools in Ferrybank, with shops and entertainment all available within walking distance. The property is also on a major bus route to and from Waterford City Centre.

**ASKING PRICE €248,000**

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

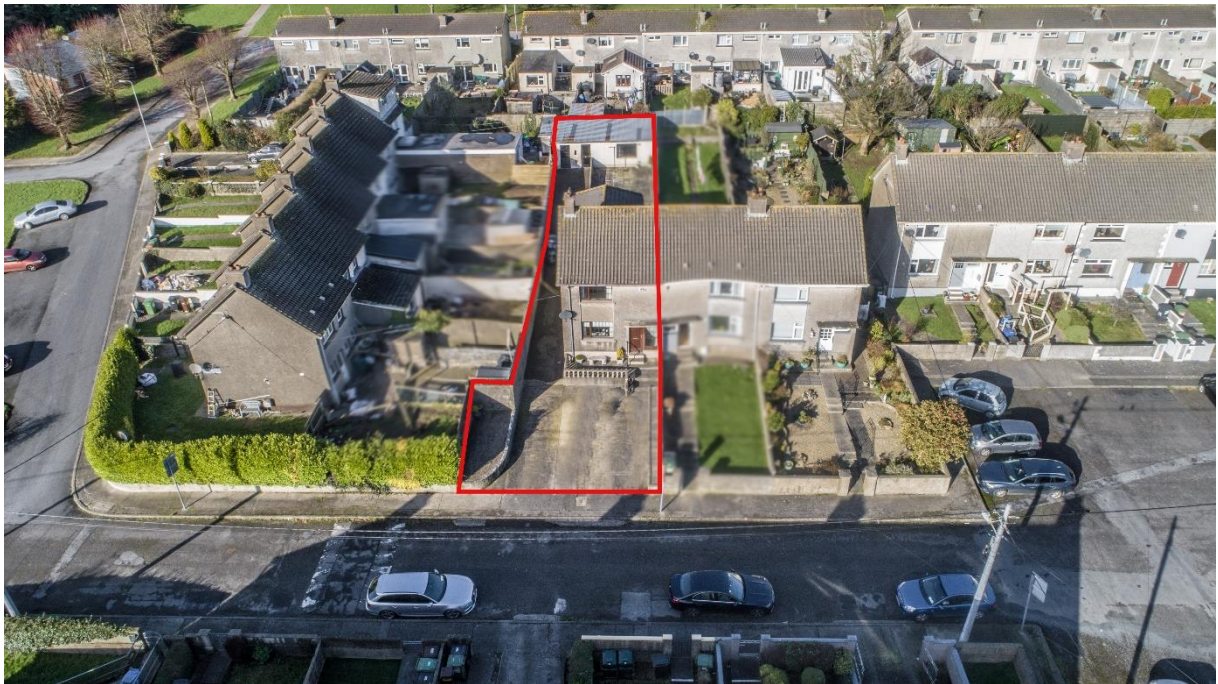


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## ACCOMMODATION

### Entrance Hall

1.82 x 4.29

Wood flooring

### Living Room

6.86 x 3.49

Wood flooring. Open fireplace with solid fuel Stanley Erin stove. Blinds and curtains to window. Coving to ceiling.

### Kitchen/Diner

4.90 x 3.91

Tiled flooring. Fitted kitchen with integrated oven, gas hob, Belfast sink. Tiled splashback. Recessed lighting

### Utility Room

2.69 x 3.15

Tiled flooring. Fitted units. Plumbed for washing machine and dryer.

### Shower Room

2.59 x 1.35

Tiled flooring. WC. WHB with vanity unit. Walk in shower. Walls tiled from floor to ceiling.

### Bedroom 1

4.90 x 3.86

Laminate wood flooring. Fitted wardrobes. Blinds to window.

### Bedroom 2

3.80 x 2.93

Laminate wood flooring. Blinds and curtains to window.

### Bedroom 3

3.26 x 2.97

Laminate wood flooring. Blinds and curtains to window.

### Bathroom

2.93 x 1.50

Tiled flooring. WC. WHB with vanity unit. Corner shower with glass door and an electric T90.

### Attic Room

4.65 x 3.86

Wood flooring. Fitted wardrobe. Velux window.

## GARDEN

The front of the property has a concrete driveway with parking for three cars. While the rear garden is fully paved with garden shed 8.75 x 5.42 with electricity and a concrete flooring. Side entrance with vehicular access.

## BER

Rating: C3

BER No.: 117137703

EPI: 208.65 kWh/msq/yr

## FEATURES

Dual central heating system – oil and solid fuel

uPVC double glazed windows, fascia, and soffit

C3 BER Rating

Concrete rear garden shed with electricity

Quite cul de sac