



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.



REID & COPPINGER

PSRA Licence Number: 004069

52 High Street

Waterford

051852233

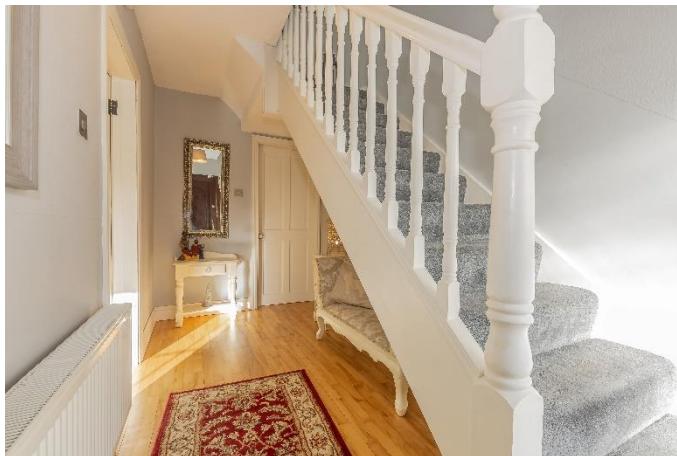
info@dngreidandcopperger.ie

www.dngreidandcopperger.ie

www.dng.ie

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 & Copperger 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 & Copperger. 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

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 alcove 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.

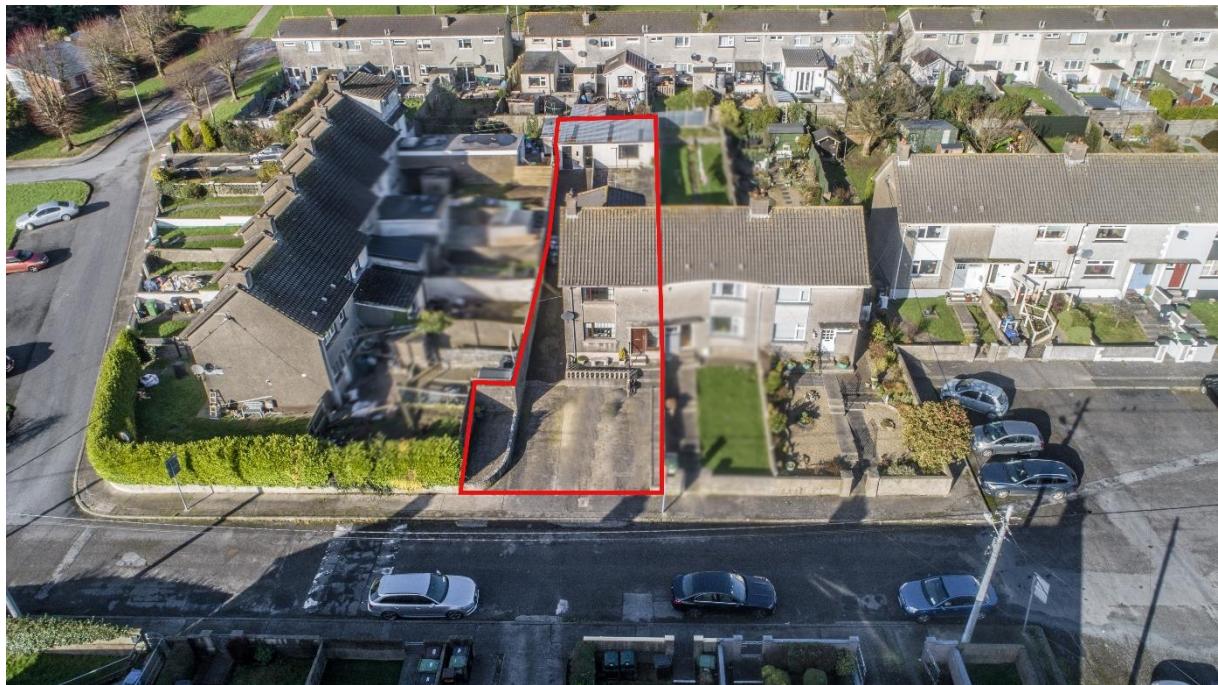
ASKING PRICE €248,000

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



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 & Copping 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 & Copping. 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 & Copinger 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 & Copinger. 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	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.	
Access 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