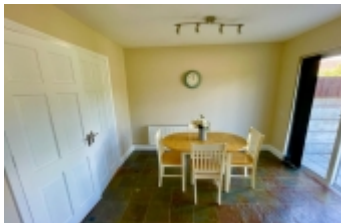
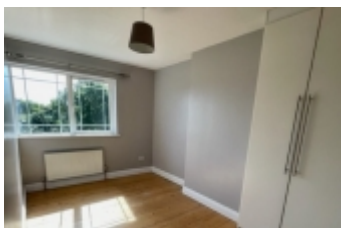
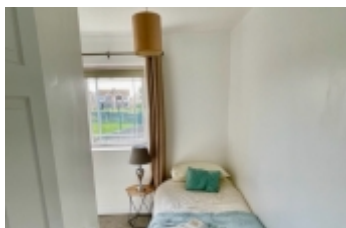
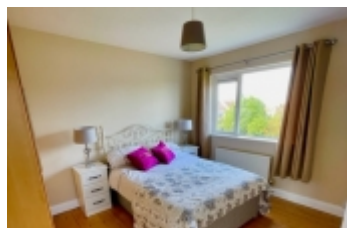


Nicholas
DWANE
Auctioneer & Valuer

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ND168, NO 46 ARDLEIGH BRACKEN GROVE





PROPERTY INFORMATION:

Category : Residential Property

Type : Sold

DESCRIPTION:

Beautiful family home with a large private garden to the side of this end property. Nicholas Dwane Auctioneers are delighted to present this very well maintained three bedroom semi detached house to the market. The property has a very large garden with room for a large extension or possibly a second house. The property is extremely private as it is not overlooked by a house on any side which is unusual for an estate house. As you enter the property the entrance hall leads into a kitchen come dining area. Double doors lead from the dining area into a cosy sitting room with semi solid wooden flooring and a fireplace. A large slider door leads you from the kitchen out to a patio area which is a sun trap. Upstairs the property has three bedrooms two doubles and a single. All bedrooms have built in wardrobes. The bathroom has fully tiled with a bath and an electric shower. There is a hot press for storage also upstairs. The Old Tramore Road is conveniently located just off the outer ring road giving easy access to all parts of Waterford city. The location also has the benefit of the Ursuline Primary and Secondary Schools, University Hospital Waterford, many shops and local amenities. Overall the property is well presented and is an ideal starter home or an investment property. Kitchen/Dining Room 17.34 x 11.85 Sitting Room 11.11 x 14.05 Bathroom 6.93 x 5.70 Bedroom 1 9.91 x 12.31 Bedroom 2 7.75 x 13.68 Bedroom 3 10.08 x 8.44

BER DETAILS

BER Rating	: C3
BER No	: 112371927
Energy Performance Indicator (kWh/m2/yr)	: 218.40

BASE INFORMATION:

Bed	: 3
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