



Beech Drive
Greenfields
Waterford

€225,000

PRSA Licence No.
001644-001882

Property Description

A truly unique opportunity to acquire an absolutely stunning three-bedroom semi-detached family home in the conveniently located 'Greenfields' area in Waterford City. This beautiful property is immaculately presented throughout and would have strong appeal for first-time buyers searching for a turnkey energy-efficient home. No. 3 Beech Drive is just a short distance from a host of amenities and enjoys easy access to the city centre, hospital, college, Dunmore Road and Tramore. Viewing is highly recommended for this high-quality property.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 1.69m x 1.40m (5' 7" x 4' 7")
Living room: 4.12m x 5.20m (13' 6" x 17' 1") Carpet flooring, gas fireplace, TV point and double doors to kitchen/dining room.
Kitchen/Dining rom: 4.61m x 5.12m (15' 1" x 16' 10") Tiled flooring, fitted kitchen with integrated dishwasher, oven/extractor/hob and double French doors leading to rear garden.
Utility: 1.30m x 1.99m (4' 3" x 6' 6") Tiled flooring, plumbed for appliances and doorway leading to the rear garden.
Guest wc: 1.42m x 1.96m (4' 8" x 6' 5") Tiled flooring, wc,, wash hand basin and tiled flooring.

First Floor:

Landing: 2.21m x 3.24m (7' 3" x 10' 8") Hot press and styra to the attic.
Bedroom 1: 2.22m x 2.68m (7' 3" x 8' 10") Carpet flooring and built in wardrobe.
Bedroom 2: 2.87m x 3.88m (9' 5" x 12' 9") Carpet flooring and built in wardrobe.
Bedroom 3: 2.96m x 4.53m (9' 9" x 14' 10") Carpet flooring and built in wardrobe.
En suite 0.75m x 2.18m (2' 6" x 7' 2") Tiled throughout, T90 electric shower, wc and wash hand basin.
Bathroom: 2.10m x 2.31m (6' 11" x 7' 7") Fully tiled, wc, wash hand basin and bath with shower.

Outside and Services

Features: The property was built in 2009.
Patio to rear.
Side entrance.
Outside tap.
Gas fired central heating.
Zoned.
Upvc double glazed wood grain windows.
BER C1.
Designated parking.
Safe guide alarm.

Directions

X91 ERXO

BER Details

BER C1 106686850 153.97 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.

