



GRIFFIN
AUCTIONEERS



Blackthorn Drive Bellfield
Ferrybank
Waterford via Kilkenny

€225,000

PRSA Licence No.
001644-001882

Property Description

Excellent opportunity to purchase this very well-maintained 3-bedroom semi-detached family home in Bellfield, Ferrybank. This attractive property would offer great appeal as a 'buy to let' or for 'first-time buyers' seeking a well-located home with a variety of amenities located nearby such as primary schools, Abbey Community College, supermarkets, Aldi, library, pharmacy and Waterford City centre. Plunkett railway station, Waterford Bus Station and the M9-N25-N25 interchange are within a short drive, all providing excellent transport links. BER C1. Viewing is highly recommended.

Accommodation includes: Entrance hall, living room, utility/guest wc, kitchen/dining room, 3 bedrooms (master en suite), and bathroom.



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: 1.98m x 4.77m (6' 6" x 15' 8") Tiled flooring and phone point.

Living room: 4.02m x 4.78m (13' 2" x 15' 8") Laminate flooring, gas fire, bay window and TV point.

Utility/Guest wc: 1.37m x 2.00m (4' 6" x 6' 7") Tiled flooring, wash hand basin, wc and plumbed for appliances.

Kitchen/Dining room: 3.33m x 6.14m (10' 11" x 20' 2") Tiled flooring, open plan layout, recessed lighting, fitted kitchen with integrated oven/hob, plumbed for appliance and patio door leading to rear garden.

First Floor:

Landing: 2.16m x 3.63m (7' 1" x 11' 11") Carpet flooring, hot press and hatch to attic.

Bedroom 1: 2.55m x 2.84m (8' 4" x 9' 4") Carpet flooring and built in wardrobe

Bedroom 2: 2.84m x 3.50m (9' 4" x 11' 6") Carpet flooring and built in wardrobe.

Bedroom 3: 3.44m x 3.52m (11' 3" x 11' 7") Carpet flooring, built in wardrobe and TV point.

En suite: 2.42m x 1.25m (7' 11" x 4' 1") Tiled flooring, wc, wash hand basin and Triton shower.

Bathroom: 2.03m x 2.52m (6' 8" x 8' 3") Tiled flooring, wc, wash hand basin, bath with T90 electric shower.

Outside and Services:

Features: The property was built in 2002.

Garden front & rear.

Off road parking.

Double glazed windows throughout.

Side entrance.

Alarmed.

Gas fired central heating.

Situated on a quiet cul de sac.

Directions

X91 RHF2

BER Details

BER C1

Stamp Duty

Stamp duty @ 1%.



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