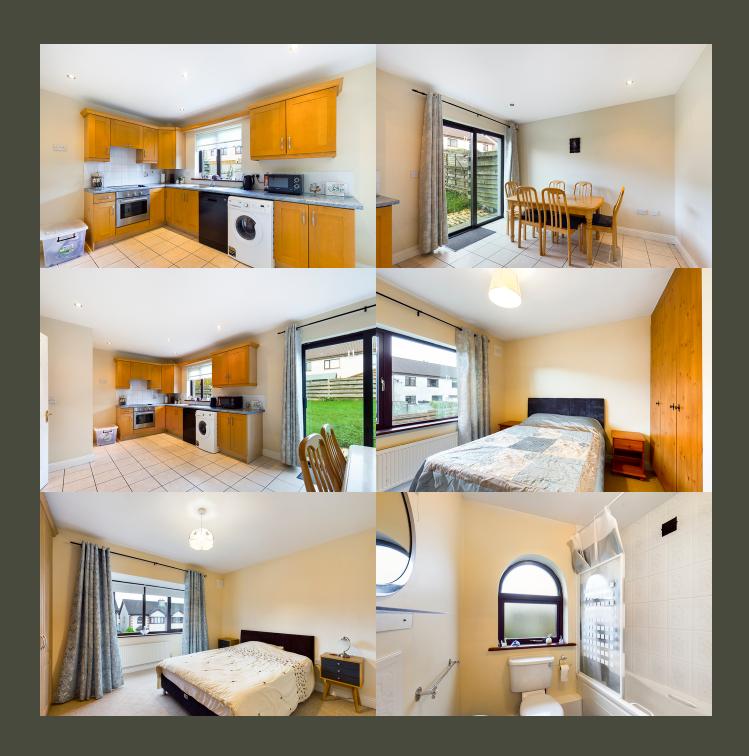


Blackthorn Drive Bellfield Ferrybank Waterford via Kilkenny

€225,000

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.



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: $3.33 \text{m} \times 6.14 \text{m}$ (10' 11" $\times 20'$ 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: $2.16m \times 3.63m$ (7' 1" \times 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.

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X91 RHF2

Stamp Duty

Stamp duty @ 1%.

BER Details

BER C1

