

For Sale

Detached



Superb 5 bedroom 3 bathroom detached home

2 Ashley Avenue, Ashley Court, Waterford.

Bedrooms: 5

Bathrooms: 3

Total SqM: 151

Year Build: 1990

BER: B3



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RE/MAX Property Specialists (Waterford)
3 Parnell Street
Waterford

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Guide Price €295,000

RE/MAX
Team Fogarty

MLS ID: 770821001-590

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New to the market No 2 Ashley Avenue, Ashley Court is a Superb 5 bedroom 3 bathroom detached home. Presented to the market in pristine condition this wonderful home offers spacious accommodation and sits on a generous corner site.

The property has a tarmac drive with parking for several cars and double gated side access offering additional secure parking.

The gardens to the front and rear are lawned with a variety of trees shrubs and planting. Accommodation on the ground floor includes ent porch and hall, sitting room with open fire place, kitchen with oak fitted wall and floor units and breakfast bar, dining room, sunroom, utility and ensuite bedroom. The first floor has 4 double bedrooms all with fitted wardrobes the master bedroom is en-suite and family bathroom. Heating is gas fired, windows are double glazed pvc and this home is an efficient B3 energy rating. Ashley Court is surrounded by an abundance of national, secondary schools, shops services and amenities and is immediate to the Waterford Industrial estate, Waterford Institute of Technology and is minutes access to the N25 and M9 motorways.

This is a fantastic home in a wonderful location.

The new owners can look forward to enjoying the convenience.

BER:

Rating: B3

Number: 103614871

Performance: 149.13 kWh/m2/yr

SERVICES:

Double glazed pvc windows

Gas fired central heating

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ACCOMMODATION:

Ground Floor

Entrance Porch 2.12 x 1.83

Tiled floor, recessed lighting

Entrance Hall 2.00 x 4.38

Wooden floor, carpeted, stairs to first floor

Sitting Room 3.82 x 4.81

Gas fire, marble hearth & surround, carpeted

Bedroom 1 2.54 x 3.50

Carpeted

Ensuite 1.37 x 2.31

Tiled floor, part tiled walls, shower unit, electric shower, wc & whb

Dining Room 2.94 x 4.02

Wooden floor, double doors to conservatory

Conservatory 3.66 x 2.91

Tiled floor, double doors to rear garden

Kitchen 4.11 x 4.11

Tiled floor, solid oak fitted wall & floor units, centre island with shelving

Utility Room 1.50 x 2.72

Plumbed for washing machine & dryer, access to rear garden

First Floor

Bedroom 2 3.40 x 3.68

Carpeted, fitted wardrobe

Ensuite 1.82 x 1.73

Tiled floor, part tiled walls, wc & whb

Bedroom 3 3.68 x 3.08

Carpeted, fitted wardrobes

Bathroom 1.97 x 2.55

Fully tiled, bath with overhead shower, wc, whb, hot press in bathroom

Bedroom 4 2.80 x 2.57

Carpeted, fitted wardrobe

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