

For Sale

No. 2 Rocksprings, Clarinwood, Tramore, Co. Waterford.



This spacious three bedroom semi-detached residence is situated on a large well appointed site within a popular residential development. Conveniently located to Holy Cross Primary School, Tramore Golf Club and the Summerhill Centre. The accommodation comprises an entrance hall, large sitting room, kitchen/diner, three bedrooms (master en-suite) and main bathroom. Heating is provided by gas fired central heating and all windows and doors are uPVC double glazed. Benefiting from a large private enclosed rear garden and off street parking. Ideal for first time buyers or investors alike. BER No.

103055828. Viewing of this keenly priced property comes highly recommended. For further details or viewing arrangement please contact DNG Thomas Reid Auctioneers on 051-852233

Asking Price €110,000

PSRA Licence No: 002015

Accommodation

Entrance Hallway

Telephone point, Radiator.

Living Room

3.60 x 5.47

Pine fire place with cast iron hearth and marble plinth, Cabled for wall lighting, Bay window, TV point.

Kitchen/ Diner

5.07 x 3.56

Tiled flooring and kitchen splashback, Solid oak fitted kitchen with breakfast bar and over sink and window, Fitted extract unit, Recessed spot lights to ceiling, TV point.

Hot Press

Main Bathroom

2.94 x 1.73

Wc, Whb, Bath, Mains shower mixer over bath, Tiled flooring.

Bedroom 1

3.40 x 3.95

Fitted wardrobes, TV & Telephone point.

En Suite

Wc, Whb, Shower, Tiled floor & walls to ceiling, Triton T90si electric shower.

Bedroom 2

2.95 x 2.98

Fitted wardrobes, TV point.

Bedroom 3

3.10 x 2.97

Fitted wardrobes, TV point.

Features Off street parking, PVC double glazed windows and doors, Pre wired for security alarm.

Garden Details Large private enclosed rear garden.

Heating Gas fired central heating.

BER D2

BER Number 103055828

Viewing by appointment with DNG Thomas Reid Auctioneers on 051-852233



Entrance Hallway



Main Bathroom



Sittingroom



Kitchen/diner



Dining area



Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden

DONALD NEWMAN GROUP
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THOMAS REID
FOR SALE
www.dng.ie tel. 051 852233

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