

For Sale

No. 43 South Parade, Waterford



Compact single storey city centre property located close to all amenities. The property would ideally suit single or double occupancy. It comprises of an entrance hall, living room, kitchen, WC/Shower room, bedroom, attic conversion, access via Stira stairs. The property benefits from Gas central heating. Viewing is by appointment only with the Sole Selling Agents DNG Thomas Reid Auctioneers 051 852233.

BER: No. 107477556

Asking Price € 40,000

PSRA Registration No. 00215

Accommodation **Entrance Hall**

Living Room

2.65 x 4.46

Carpet flooring. Marble fireplace with gas fire. Curtains to windows

Kitchen

2.60 x 2.39

Compact kitchen with mahogany fitted kitchen units. Tiled splash back

WC/Shower Room

WC. Whb. Shower

Bedroom 1

4.49 x 2.00

Carpet flooring. Extensive fitted wardrobes

Attic Conversion/access via Stira stairs

4.49 x 2.12

Carpet flooring. Wood panelled ceiling. Velux window. Ample storage in fitted eaves

Heating: Gas fired central heating

BER:	Rating	F
	BER No.	107477556
	EPI:	kWh/m ² /yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015





DNG
 THOMAS REID
FOR SALE
www.dng.ie tel. 051 852233

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