

## For Sale

### No. 225 Viewmount Park, Waterford



Attractive detached three/four bedroom two storey property with kitchen extension to the rear, on a very large corner site opposite the main green area in Viewmount Park. Situated on the Dunmore Road. Just 2 miles from Waterford City, the property is within easy walking distance of Waterford Regional Hospital, Tesco and Ardkeen Shopping Centres and has easy access to the outer ring road. Extending to c. 130 msq. the property comprises entrance hall, living room, sitting room, kitchen, downstairs bedroom / study, three upstairs bedrooms and main bathroom. Beautifully decorated throughout the property occupies a deceptively large site, with scope for extension or construction of a detached garage or outbuildings subject to the appropriate planning permission. With a southerly aspect the large rear garden is laid out in lawn with a tree lined boundary and patio area. The front garden is also in lawn with off street parking. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid on 051-852233.

**BER: No. 102531167**

**Asking Price €160,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Laminate wood floor. Curtains to window

### **Living Room**

Laminate wood flooring. Cast iron fireplace with open fire and wooden surround. Curtains to window. TV point.

5.10 x 3.40

### **Sitting Room**

Laminate wood flooring. Sliding patio door to rear garden. Curtains to window and doors

6.07 x 3.43

### **Kitchen**

Tiled flooring. Tiled splash back. Ground and eyelevel shaker style fitted units in beech. Breakfast bar. Plumbed for washing machine and dishwasher. Blinds to window. Side entrance.

5.93 x 2.17

### **Study/Bedroom 4**

Laminate wood flooring. Curtains to window. Painted wood panelling ceiling.

2.33 x 5.05

### **Stairs and Landing**

Carpet flooring

### **Bedroom 1**

Painted wooden flooring. Fitted wardrobes. Curtains to window

3.26 x 3.40

### **Bedroom 2**

Wood flooring. Curtains to window

3.57 x 3.04

### **Bedroom 3**

Wood flooring. Curtains to window

2.42 x 2.71

### **Main Bathroom**

Tiled floor and walls to ceiling. WC. WHB. Bath with Triton T90xT electric shower over bath.

2.58 x 1.65

### **Garden**

South facing rear garden in lawn. Large side entrance. Large corner site. Paved patio area. Off street parking to front.

### **Heating:**

Gas fired central heating

### **BER:**

Rating D2

BER No. 102531167

EPI: 282.9kWh/m<sup>2</sup>/yr

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





DOUGLAS NEWMAN GOOD

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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