



No. 9 Williamstown Park, Williamstown, Waterford. X91 VXP7.

For Sale

€195,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 98sq.m. /c. 1,054 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious and well proportioned three bedroom semi-detached residence in excellent condition, located in the private development of Williamstown Park on the Williamstown Road in Waterford. The property is ideally situated within easy walking distance of Tesco and Ardkeen Shopping Centres and Waterford University Hospital, whilst offering quick and easy access to all routes via the outer-ring road. The property is in excellent condition throughout and is well proportioned in design. Accommodation comprises of a sizable living room, kitchen and separate dining room, three generous bedrooms including master bedroom with en-suite shower room and a main bathroom. The property is of block wall construction and heating is provided by a gas fired central heating system, while all windows are uPVC double glazed. The property has a South East facing rear garden in lawn and tarmac driveway to the front with lawned garden. Viewing this immaculate three bedroom home comes highly recommended.

LOCATION

Within the private development of Williamstown Park on the Williamstown Road, the property is ideally located within easy reach of Waterford University Hospital, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

ASKING PRICE €195,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall 4.94 x 1.84

Laminate wood flooring.

Living Room 5.56 x 3.60

Laminate wood flooring. Open fireplace with oak surround and gas fire inset. Bay window.

Kitchen 2.93 x 4.09

Linoleum flooring. Fitted kitchen with integrated hob and oven.

Dining Room 4.07 x 2.75

Linoleum flooring. Sliding doors to rear garden.

First Floor

Bedroom 1 4.17 x 3.30

Carpet flooring. Fitted wardrobes.

EnSuite 2.16 x 1.67

Linoleum flooring. WC. WHB. Electric shower.

Bedroom 2 4.35 x 3.25

Carpet flooring. Fitted wardrobes.

Bedroom 3 3.25 x 2.62

Carpet flooring. Fitted wardrobes.

Bathroom 2.35 x 1.84

Linoleum flooring. WC. WHB. Bath. Tiling around bath.

GARDEN

The property has a South-East facing private rear garden in lawn and tarmac driveway to the front with lawned garden.

FEATURES

Superb location within easy walking distance of local amenities

Within easy reach of Waterford City Centre and the Outer Ring Road

In excellent condition throughout having been very well maintained

Gas fired central heating

uPVC double glazing windows

Spacious south-east facing private rear garden

BER

Rating: D1

BER No.: 102860970

EPI: 47.47 kWh/msq/yr

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