



## No. 65 Dominick Place, Waterford. X91CX7W.

**For Sale**

**€182,000**

**Bedrooms:** 4  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 88 sqm. /c. 947 sq.ft.



PSRA Licence Number: 004069



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Waterford  
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## DESCRIPTION

Excellent bright spacious four bed, family home situated in a popular mature residential area in Waterford City. The property has been upgraded throughout over the years is being sold fully furnished. The property comprises of entrance hall, living room, kitchen/diner, 4 bedrooms and bathroom. The property has the benefit of gas fired central heating and uPVC double glazed windows. Viewing is highly recommended.

## LOCATION

The property is ideally located in the popular mature residential area of Dominic Place which is adjacent to Ozanam Street, Congress Place and Gracedieu Road. Located within minutes' walk of Supervalu The Hypercentre as well as a choice of excellent schools, both primary and secondary and with the city centre a short stroll away.

**ASKING PRICE €182,000**

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



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## ACCOMMODATION

### Entrance Hall **1.09 x 1.76**

Porcelain tiled flooring

### Living Room **5.06 x 3.43**

Laminate timber flooring. Open fireplace with cast iron surround. Blinds and curtains to window.

### Kitchen/Diner **4.72 x 3.37**

Tiled flooring. Fitted Ivory kitchen with integrated oven and hob. French doors to rear garden and decking area.

### Bedroom 1 **3.72 x 2.44**

Laminate timber flooring. Curtains to window.

### Bedroom 2 **3.41 x 2.43**

Laminate timber flooring. Blinds to window.

### Bedroom 3 **3.09 x 3.58**

Laminate timber flooring. Curtains to windows.

### Bedroom 4 **3.08 x 2.47**

Laminate timber flooring. Fitted wardrobes. Blinds and curtains to window.

### Bathroom **2.61 x 1.57**

Tiled floor and walls to ceiling. WC, WHB, and Bath with electric T90 shower over bath with glass screen.

## GARDEN

Tarmacadam driveway to the front with parking for 2 cars and mature shrubbery. Rear garden in lawn with decking area.

## FEATURES

Spacious and private rear garden with garden shed

Fully Furnished

Off Street Parking

Central Location

Gas Heating

uPVC double glazed windows

## BER

Rating: D2

BER No.: 101255107

EPI: Pending 290.95kWh/msq/yr



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