

For Sale

No. 84 Bishopsfield, Williamstown Road, Waterford



Spacious four bedroom semi-detached home in pristine modern condition throughout. Located on the Williamstown Road, this substantial four bedroom residence of c.1450 sq.ft. is conveniently located within walking distance of Tesco Ardkeen, Waterford University Hospital and within easy reach of Waterford City and the outer ring-road. Constructed in 2005, this property comprises entrance hall, living room, dining room, kitchen, utility and four bedrooms, two en-suite shower rooms to master and guest bedrooms and main bathroom. Features include high ceilings and cornicing throughout, spacious living accommodation, two en-suite bedrooms, generous south west facing rear garden, off street parking for two cars, gas fired central heating, uPVC double glazed windows and doors. Viewing highly recommended. For further information, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 108743899

Asking Price €230,000
PSRA Registration No. 002015

Accommodation

Entrance Hall

Tiled flooring

Living Room

Laminate wood flooring. Feature antique fire place with polished marble insert and open fire. Cornice detail to ceiling. Curtains to window 6.17 x 4.00

Dining Room

Laminate wood flooring. Cornice detail to ceiling. French doors to rear garden with curtains. 3.25 x 4.30

Utility Room

Tiled flooring. Plumbed for washing machine and dryer. .

Kitchen

2.70 x 4.26

Tiled flooring. Solid maple shaker style units with chrome T bar handles. Stainless steel over and ceramic hob. Tiled splash back. Blinds to window. Side exit to garden

WC

Tiled flooring. WC. WHB.

Master Bedroom

4.17 x 2.71

Laminate wood flooring. Fitted wardrobes. Blind to window

En Suite

Tiled flooring. WC. WHB. Shower

Bedroom 2

3.28 x 3.98

Laminate wood flooring. Fitted wardrobes. Blind to window

En Suite

Tiled flooring. WC. WHB. Shower

Bedroom 3

Laminate wood flooring. Fitted wardrobes. Blind to window 3.45 x 2.69

Bedroom 4

2.39 x 2.81

Laminate wood flooring. Fitted wardrobes. Blind to window

Bathroom

Tiled flooring. WC. WHB. Bath with shower mixer unit.

Heating:

Gas fired central heating

BER:

Rating B3
BER No. 108743899
EPI: 138.37

Garden

Tarmacadam driveway to front, large rear garden in lawn.

Features

Ideally located on the Williamstown Road
Large rear garden
Two en-suite bedrooms
Off street parking for 2 cars
uPVC double glazing throughout

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

DNG Thomas Reid Auctioneers PSRA License No. 002015







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FOR SALE

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