



**No. 7 Queens Terrace, Barker Street, Waterford. X91 PN7T.**

**For Sale**

**€129,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 50 sq. m. /c. 538 sq.ft.



PSRA Licence Number: 004069



**DNG**

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## DESCRIPTION

Situated just between O'Connell Street and Barker Street on Queens Terrace in Waterford City, No. 7 Queens Terrace is a compact two bedroom mid terrace dwelling. The property extends to c. 50 sq.m. and comprises of an open plan living and dining area, kitchen, shower room with one double and one single upstairs bedrooms. The property has the benefit of modern gas fired central heating and PVC double glazing and would make an excellent starter home or opportunity for a discerning investor due to being within close proximity to all city centre amenities.

## LOCATION

The property is Ideally located within easy walking distance of a host of local amenities, shops and eateries, as well as a choice of excellent schools nearby. The property is situated adjacent to Ballybricken, Thomas Hill, The Quay and also a short stroll away from the City Centre. The property is situated in a terrace of similar type family homes and is on a main bus route whilst being just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

**ASKING PRICE €129,000**

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



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## ACCOMMODATION

**Living Room** 3.91 x 4.70

Laminate wood flooring. Brick fireplace with granite

**Kitchen** 2.24 x 2.29

Tiled flooring. Ground and eye level units. Tiled splash back.

**WC** 1.55 x 1.48

WC. WHB. Shower

**Bedroom 1** 4.57 x 2.33

Laminate wood flooring. Fitted wardrobes

**Bedroom 2** 2.29 x 2.52

Laminate wood flooring.

## FEATURES

City centre location

Great starter home or investment property

Modern gas fired central heating

PVC double glazing

Within easy walking distance of all city centre amenities

## BER

Rating: D1

BER No.: 101451664

EPI: 256.71 kWh/msq/yr



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