



No. 43 The Glen, Waterford. X91 HVF6.

For Sale

€109,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's: 1
Size: c. 55 sqm. /c. 592 sq.ft.



PSRA Licence Number: 002015



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DESCRIPTION

Spacious two storey 2/3 bed terraced house comprising of Ground floor: Entrance porch, large open plan, Livingroom/ kitchen/diner, bedroom / study. First floor: Two generous double bedrooms, shower room with wc and whb. The property has the benefit of a large paved yard to the rear, PVC double glazed windows throughout and solid fuel stove.

LOCATION

The property is located in the glen in Waterford City just off Ballybricken, directly adjacent to ,The Hyper Supervalu shopping centre, Aldi, Mercy primary & Secondary Schools and within minutes' walk to a host of shops, bars, restaurants and main Waterford city centre. The property would make an excellent investment house with strong rental potential or starter home.

ASKING PRICE €109,000

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



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ACCOMODATION

Entrance hall

Living Room

5.55 x 5.50

Open plan living/sitting room with laminate wood flooring to living area. Solid fuel stove to fireplace. Fitted kitchen to kitchen area with tiled floor and splash-back. Coving to ceiling. Wood panelled ceiling with recessed spot lighting.

Bedroom/Study

2.10 x 2.00

With laminate wood flooring

Upstairs

Bedroom 1

4.49 x 2.88

Large double bedroom with carpet flooring and fitted wardrobes.

Bedroom 2

2.88 x 3.08

Double bedroom with carpet flooring and fitted wardrobes.

Bathroom

2.27 x 1.86

With WC, Whb and shower. Electric shower with surrounding tiles. Linoleum flooring.

GARDEN

Enclosed rear yard with stone wall and South Easterly aspect.

FEATURES

Electric heating with stove and PVC double glazing window throughout.

BER

Rating: G

BER No.: 111816054

EPI: 474.51 kWh/msq/yr

