

## For Sale

### No. 103 Lismore Park, Waterford



Two storey three bedroom semi-detached property with garage, located in Lismore Park in the Lisduggan area of Waterford City. Within easy walking distance of a host of local amenities including Waterford Shopping Centre, Waterford Institute of Technology, and The Waterford IDA Industrial Estate, the property is also within easy reach of the new City bypass and new river-crossing and outer ring road, giving swift access to all routes. Comprising of entrance porch, entrance hall, living room, sitting room, kitchen three bedrooms and a bathroom. The property has gas fired central heating and aluminium double glazed windows throughout. The property has off-street parking to the front with gardens in lawn front and rear. In need of some modernisation, the property is being offered for sale with a competitive asking price. For further information, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 106934045**

**Asking Price €115,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Porch**

### **Entrance Hall**

Carpet flooring. Radiator

### **Living Room**

Wooden flooring. Fitted mahogany side board. Double doors to sitting room.

4.14 x 3.21

### **Sitting Room**

Wooden flooring. Tiled fire place with gas fire insert.

3.84 x 3.90

### **Kitchen**

Wooden flooring. Oak fitted kitchen units at ground and eye level. Side entrance to rear garden.

3.88 x 2.49

### **Stairs and Landing**

Carpet flooring.

### **Main Bathroom**

Wooden flooring. WC. Whb. Bath. Electrical shower over bath. Tiled walls

2.42 x 1.96

### **Bedroom 1**

Wooden flooring. Generous double bedroom. Fitted wardrobes

3.65 x 3.83

### **Bedroom 2**

Wooden flooring. Double bedroom. Fitted wardrobes

3.32 x 3.25

### **Bedroom 3**

Wooden flooring. Single bedroom.

2.31 x 3.12

### **Garage**

4.65 x 2.29

### **Garden**

South facing rear garden in lawn with patio area. Outside tap.  
Garage with separate garden shed.

### **Features**

uPVC fascia and soffits.  
Aluminium double glazed windows.

### **Heating:**

Gas fired central heating.

### **BER:**

Rating            E1  
BER No.           10693045  
EPI:                kWh/m<sup>2</sup>/yr

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

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





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THOMAS REID  
**FOR SALE**

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