

For Sale

No. 26 Sycamore Avenue, Lacken Wood, Waterford.



Beautifully decorated and immaculately maintained three bedroom mid-terrace home in show house condition, located in the Kilbarry area of Waterford City. Ideally located within easy reach of Waterford IDA Industrial Estate, Waterford Institute of Technology and Waterford Shopping Centre, the property is situated within easy access to a host of local amenities and facilities. Extending to c. 85 Sqm. the property comprises of; entrance hall, living room, open plan kitchen with dining area, two double bedrooms and one single together with a family bathroom. The property has off street parking to the front with gardens in lawn front and rear. With a south east facing rear garden the property has a newly made deck area to enjoy the sunshine, extending into a lawned garden area. The property has the benefit of gas fired central heating and uPVC double glazed windows. The property has also been recently redecorated to a very high standard including a new bathroom, kitchen and painting throughout, leaving no room for improvement with this turn-key property. For viewing further details and viewing arrangements, contact sole selling agents DNG Thomas Reid on 051-852233.

BER: No. 110327541

Asking Price €149,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Polished porcelain tiled flooring. Decorative radiator cover. Recessed spot lighting.

Living Room

Solid oak flooring. Feature fireplace, cast iron with marble plinth. Coving to ceiling. Recessed spot lighting.

4.03 x 3.67

Kitchen

Polished porcelain tiled flooring. Cream shaker style fitted kitchen. Marble effect work surfaces. Ceramic hob, electric oven. Tiled splash back. Recessed spot lighting. Utility area plumbed for washing machine and dryer.

3.42 x 5.59

Stairs and Landing in Carpet

Bedroom 1

Laminate wood flooring. Fitted wardrobes. Wooden blinds.

4.37 x 3.14

Bedroom 2

Laminate wood flooring. Wooden blinds.

3.14 x 3.04

Bedroom 3

Laminate wood flooring. Fitted wardrobes. Wooden blinds.

3.98 x 2.36

Bathroom

Tiled floor. WC. WHB with vanity unit. Bath with T90 SI electric shower. Tiled walls from floor to ceiling.

Hot Press

Garden

Garden in lawn to front. Rear garden with new deck area and garden in lawn with a south easterly aspect.

Features

Beautifully presented family home in show-house condition
Newly decorated including new kitchen and bathroom
Ideal family home or investment property
Ideal location within easy access to all amenities

Heating:

Gas Fired Central Heating

BER:

Rating B3

BER No. 110327541

EPI: 146.84 kWh/m²/yr

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

DNG Thomas Reid Auctioneers PSRA License No. 002015







DOUGLAS HEWMAN GOOD
DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.