



No. 6 Sweetbriar Park, Lower Newtown, Waterford. X91 F6TP.

For Sale

€269,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 1
Size: c. 112 sqm. /c. 1,206 sq.ft.

PENDING

PSRA Licence Number: 004069



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DESCRIPTION

Nestled in a quiet cul-de-sac of similar properties in the Lower Newtown area of Waterford City, Sweetbriar park is a small development of just 11 semi-detached homes. No. 6 Sweetbriar Park is a large three bedroom semi-detached home comprising two reception rooms, kitchen / diner, three generous bedrooms and main bathroom. The property is ideally located just off Wilkin Street, within easy walking distance of a host of local amenities, including primary and secondary schools as well as sports and leisure facilities. The property is also a short stroll from the people's park and the City Centre. The property has the benefit of being an end house with off street parking, gardens in lawn to front with south-east facing rear garden also in lawn, which has a barna shed with mains power and is plumbed for washing machine and dryer. The property has gas fired central heating with all windows being uPVC double glazed. The property has also been reinsulated in recent years, and provision for a heat recovery system installed at ground floor level. The house is also fully wired for multi room audio and internet, with ample sockets provided throughout.

LOCATION

The property is located just off Wilkin Street in Lower Newtown in the immediate Eastern suburbs of Waterford City. The property enjoys a superb location in a compact residential development of just 11 similar properties. The property is within easy walking distance of Newtown, De La Salle and Waterpark primary and secondary schools to name but a few as well as the Peoples Park and the City Centre. St. Anne's tennis club and a number of other sports and leisure facilities are also in walking distance. The property is on a main bus route to and from the City centre and the Dunmore Road / East areas.

ASKING PRICE €269,000

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





ACCOMMODATION

Entrance hallway **3.10 x 1.80**

Solid timber flooring. Composite front door.

Sitting Room **6.48 x 3.37**

Solid timber flooring. Blinds to window. Raised fireplace with wood burning stove. Recess lighting.

Living Room **4.08 x 2.92**

Solid timber flooring. Open fireplace with tiled surround. Recess lighting.

Kitchen/Diner **4.79 x 3.23**

Timber laminate flooring. Fitted kitchen with integrated oven and hob. Stainless steel extractor unit. Breakfast bar. Recess lighting. Door to rear garden.

Stairs and landing in carpet.

Bedroom 1 **4.20 x 4.21**

Carpet flooring. Fitted wardrobes. Blinds to window. Recess lighting.

Bedroom 2 **4.41 x 2.28**

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 **3.38 x 2.65**

Carpet flooring. Fitted wardrobes. Blinds to window.

Bathroom **3.15 x 1.91**

W.C., W.H.B. with vanity unit, double shower unit with glass screen. Tiled floor and walls to ceiling.

GARDEN

Gardens to the front in lawn

Off street parking with tarmacadam driveway

Rear garden in lawn with barna shed with mains power and plumbed for washing machine and dryer

FEATURES

Spacious three bedroom home with two reception rooms

Cul De Sac location with just 11 similar family homes

Fully alarmed

Gas fired central heating

Provision for heat recovery system

Re-insulated in recent years

uPVC double glazed windows, fascia and soffit

Fully wired for multi-room audio

BER

Rating: **Pending**

BER No.: **Pending**

EPI: **Pending kWh/msq/yr**

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