



## No. 7 Pine Mews, Tycor, Waterford. X91 XP5K.

**For Sale**

**€145,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 89 sq.m. /c. 958 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**



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## DESCRIPTION

Spacious three bedroom end of terrace residence, Ideally located in the Tycor area of Waterford City and situated close to The Lisduggan Shopping Centre, WIT and The Waterford IDA Industrial Estate as well as a host of local amenities including a selection of schools and sports facilities. The property is also situated within walking distance of the Ballybricken area, and also within walking distance of Waterford City Centre c.2km. The property comprises of entrance hall, living room, large open plan kitchen / diner, conservatory, three upstairs bedrooms and main bathroom. Being end of terrace the property has the benefit of a side entrance and enclosed rear yard area. The property also has a block built garden shed or work space. The property benefits further from uPVC double glazing throughout and gas fired central heating.

## LOCATION

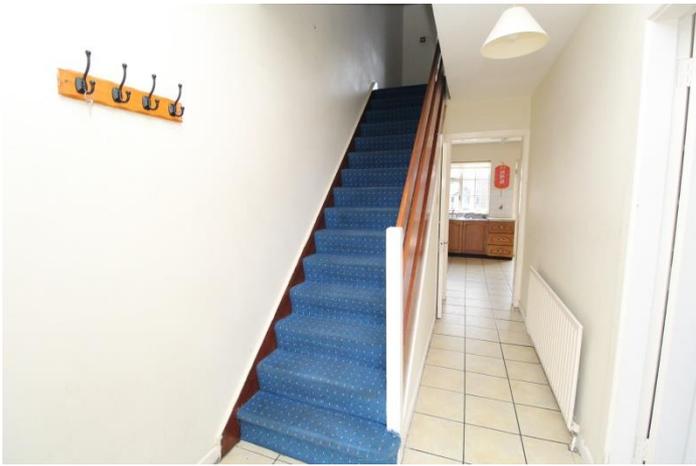
Located within easy walking distance of The Lisduggan Shopping Centre and Waterford Institute of Technology, the property is also situated amongst a selection of schools and sports facilities. The property is located c. 2km from Waterford City Centre and c. 1 km from the Waterford IDA Industrial Estate.

**ASKING PRICE €145,000**

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



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## ACCOMMODATION

**Entrance Hall** 4.40 x 1.81

Tiled flooring.

**Living Room** 3.65 x 4.37

Laminate wood flooring. Open fireplace. Curtains to window.

**Kitchen/Diner** 3.75 x 5.60

Tiled flooring. Fitted kitchen. Open fireplace.

**Sunroom** 2.65 x 4.77

Tiled flooring. Sliding doors to rear garden.

**WC** 1.70 x .50

Linoleum flooring. WC. WHB.

**Stairs and landing in carpet.**

**Bedroom 1** 3.73 x 4.03

Laminate wood flooring. Fitted wardrobes.

**Bedroom 2** 4.06 x 3.72

Laminate wood flooring. Fitted wardrobes.

**Bedroom 3** 2.95 x 2.41

Laminate wood flooring.

**Shower Room** 2.39 X 1.93

Tiled flooring. WC. WHB. Electric shower.

## GARDEN

Gardens in lawn to front

On Street Parking

Fully enclosed rear yard with side entrance

Block built garden shed / work space

## FEATURES

Well-presented three bedroom end of terrace property

Superb location close to schools and local amenities

Situated close to WIT and Waterford IDA Industrial Estate

Ideal starter home or investment property

## BER

Rating: D2

BER No.: 112468525

EPI: 265.68 kWh/msq/yr