



No. 5 Beech Park, Viewmount Park, Waterford. X91 R7FN.

For Sale

€275,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 3
Size: c. 125sq.m. /c. 1345sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas 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. DNG Reid & Coppinger 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 cannot 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 DNG Reid & Coppinger. 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.

DESCRIPTION

No. 5 Beech Park is a four bedroom semi-detached home, located within the mature established development of Viewmount Park. This property offers spacious living accommodation which comprises of entrance hall, sitting room, dining room, kitchen/diner, lounge, utility room and downstairs WC. Upstairs comprises of master bedroom, guest bedroom and two further single bedrooms, together with main bathroom. The property has off street parking to the front with driveway and gardens in lawn with mature hedging.

LOCATION

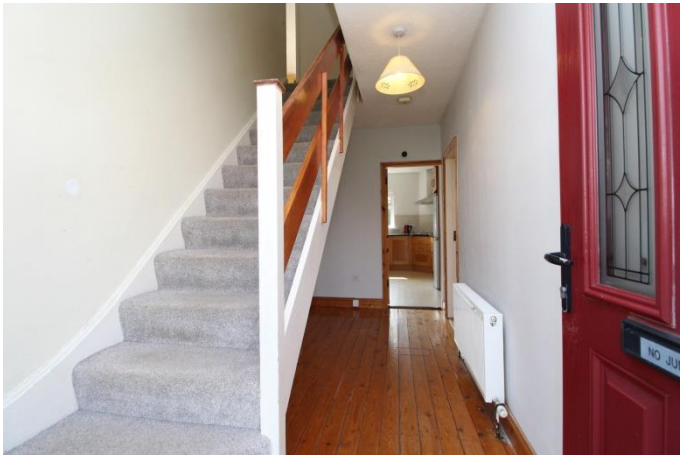
Viewmount Park is located on the Dunmore Road in Waterford's Eastern suburbs. Adjacent to University Hospital Waterford, the property is also in easy walking distance of an abundance of local amenities including the Tesco and Ardkeen shopping centres and a host of local bars, restaurants and sports and leisure facilities. The property location also allows for easy access to the City Centre and all other routes via the outer ring road. The property is also on a main bus route with a bus stop at the entrance to the development.

ASKING PRICE €275,000

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



Whereas 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. DNG Reid & Coppinger 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 cannot 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 DNG Reid & Coppinger. 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.





Whereas 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. DNG Reid & Coppinger 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 cannot 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 DNG Reid & Coppinger. 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.

ACCOMMODATION

Entrance Hall 4.47 x 1.91

Wood flooring.

Sitting Room 4.46 x 3.90

Wood flooring. Open fireplace with marble inset. Double doors to Dining Room.

Dining Room 4.23 x 3.18

Wood flooring. Double doors to rear garden.

Kitchen/Diner 4.23 x 4.08

Linoleum flooring. Fitted kitchen with integrated oven and hob. Blinds to window.

Utility Room 1.33 x 1.41

WC 1.52 x 1.31

WC. WHB.

Lounge 2.63 x 4.36

Wood flooring. Curtains to windows.

Bedroom 1 3.63 x 3.18

Wood flooring. Curtains to window.

En Suite 2.35 x .90

WC. WHB. Electric shower.

Bedroom 2 3.19 x 3.44

Wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 3.42 x 2.11

Wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 2.39 x 2.10

Wood flooring. Fitted wardrobes. Blinds to window.

Bathroom 2.82 x 2.06

Tiled flooring. WC. WHB with vanity unit. Electric shower. Tiled walls from floor to ceiling.



Whereas 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. DNG Reid & Coppinger 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 cannot 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 DNG Reid & Coppinger. 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.

GARDEN

Rear garden in lawn with South Westerly aspect. Front garden in lawn with driveway.

FEATURES

Oil fired central heating
uPVC triple glazed windows
Great location

BER

Rating: D1

BER No.: 100616408

EPI: 233.04 kWh/msq/yr



Whereas 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. DNG Reid & Coppinger 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 cannot 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 DNG Reid & Coppinger. 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.