



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



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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**



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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.



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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



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