



No. 23 Doyle Street, Waterford. X91 RVOR.

For Sale

€109,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 65sq.m. /c. 699sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Ideally located two bedroom terraced house which would make a great starter home or for the discerning investor given its close proximity to all amenities. The property comprises of living room, kitchen/diner, utility room and w.c. First floor comprises two bedrooms and a shower room. The property has the benefit of a small yard to the rear, the property also has the benefit of gas fired central heating . The property is situated in a terrace of similar type family homes in a mature residential area in Waterford city. The property is on a bus route and is within minutes walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

LOCATION

The property is Ideally located in the popular residential area of Doyle street in Waterford City, within walking distance of a host of local amenities, shops and eateries, as well as a choice of excellent schools nearby. The property is situated adjacent to Mount Sion avenue, Lower yellow road, Barrack street and also a short stroll away from the City Centre.

ASKING PRICE €109,000

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





ACCOMMODATION

Entrance Porch .92 x 1.11

Tiled flooring.

Living Room 4.11 x 3.18

Tiled flooring. Open fireplace with gas fire inset.

Kitchen/Diner 2.69 x 4.20

Tiled flooring. Fitted Kitchen. Gas hob.

Utility 2.05 x 1.95

Tiled flooring.

WC 1.58 x 1.26

Tiled flooring. WC. Whb.

Bedroom 1 3.26 x 3.42

Carpet flooring. Curtains to window.

Bedroom 2 3.18 x 2.72

Carpet flooring. Curtains to window.

Shower Room 2.3 x .95

Carpet flooring. Electric shower. WHB.

FEATURES

Great starter home or for the discerning investor given its close proximity to all amenities.

Gas fired central heating

BER

Rating: **F**

BER No.: **111147732**

EPI: **443.06kWh/msq/yr**

