



No. 78 Roanmore Park, Waterford. X91XCW8.

For Sale

€129,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 78 sqm. /c. 840 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 78 Roanmore Park is a two storey mid terraced family home with the benefit of oil fired central heating and uPVC double glazed windows throughout. Front garden in lawn with large private garden to the rear which offers enormous potential for an extension subject to relevant Planning Permission. Accommodation comprises of entrance hall, living room, kitchen/diner and bathroom. On the first floor two double bedrooms and on single bedroom.

LOCATION

Within the popular mature residential estate of Roanmore Park, Waterford. Situated at the entrance of the estate overlooking a large green area and adjacent to the cork Road, Hennessy's Road and Cannon Street. Within a minute's walk to a choice of schools, local amenities and Waterford City. Waterford Institute of Technology and Waterford Industrial Park are just a short drive away.

ASKING PRICE €129,000

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





ACCOMODATION

Entrance Hall 4.26 x 2.17

Tiled flooring.

Living Room 3.57 x 4.19

Laminate wood flooring. Fireplace with marble surround and marble inset and hearth.

Kitchen/Diner 4.19 x 2.84

Tiled flooring. Fitted kitchen. Tiled splashback. Back door or rear garden

Bathroom 2.11 x 1.91

Tiled flooring. WC. WHB. Bath. Electric shower over bath. Tiles around bath and shower to ceiling.

Stairs and Landing in Carpet.

Bedroom 1 4.12 x 2.75

Laminate wood flooring. Curtains to windows.

Bedroom 2 3.94 x 3.69

Laminate wood flooring. Sliderobes with built in dresser. Curtains to window.

Bedroom 3 2.91 x 2.42

Laminate wood flooring. Curtains to window.

GARDEN

Garden to front of property in lawn. Private rear garden in lawn with concrete shed/store.

FEATURES

Great Location

uPVC Double Glazed Windows

Oil Fired Central Heating

Private Large Rear Garden

BER

Rating: E1

BER No.: 105220974

EPI: 318.99 kWh/msq/yr



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