



No. 25 Sion View Terrace, Waterford. X91TH7A

For Sale

€187,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 100 sqm. /c. 1,076 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent Investment/Family home. Sion View Terrace is a spacious 4 bed, 2 bath end of terrace house situated in the mature residential area of Rice Park in Waterford City. The property offers generous living accommodation over two floors with ground floor large living room and kitchen/diner, two double bedrooms and a shower room. The first floor comprises of two double bedrooms and a shower room. The property has the benefit of gas fired central heating, uPVC windows, a side access and spacious rear garden with garden shed.

LOCATION

Located in Sion View Terrace adjacent to Rice Park, Manor Street and College Street, within minutes walk to a choice of excellent schools including WIT College Street Campus, Mount Sion National School, shops, bars and Waterford City Centre.

ASKING PRICE €187,000

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



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ACCOMMODATION

Entrance Hall **3.74 x 1.08**

Laminate timber flooring.

Living Room **5.18 x 2.92**

Laminate timber flooring. Curtains to windows.

Kitchen/Diner **6.71 x 2.95**

Tiled flooring. Fitted kitchen. Doors to patio and garden.

Shower Room **2.69 x 2.45**

Tiled flooring and part walls. W.C., W.H.B., electric shower with glass doors, fully tiled.

Bedroom 1 **3.56 x 3.50**

Laminate timber flooring. Curtains to windows.

Bedroom 2 **3.44 x 3.23**

Laminate timber flooring. Curtains to windows.

First floor –

Bedroom 3 **4.20 x 3.48**

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 4 **3.44 x 2.97**

Timber flooring. Curtains to windows.

Shower Room **2.39 x 2.49**

Linoleum flooring. W.C., W.H.B., electric shower with glass doors, fully tiled.

GARDEN

Front gravelled garden

Rear garden in lawn with concrete shed.

FEATURES

Gas fired central heating

uPVC double glazed windows

Central location

Excellent Investment/Family Home

Side Access

BER

Rating: D1

BER No.: 101027449

EPI: 258.79 kWh/msq/yr



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