



## No. 355 Saint Johns Park, Waterford. X91 V0HV.

**For Sale**

**€155,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 97 sq.m. /c. 1,044 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Extended two-storey three bedroom end of terrace home on a substantial site, conveniently located in the St. Johns Park area in the eastern suburbs of Waterford City. The property comprises of entrance hallway, sitting room, bathroom, kitchen/dining room, utility and a shower room on the ground floor with three bedrooms on the first floor. The Property has the benefit of a substantial rear extension incorporating a large kitchen / diner, utility room, pantry, and a large shower room. The property is on a sizable corner site with a tarmac driveway while the remainder is in lawn. The property also has a substantial rear garden with large block built garden shed and a side entrance. The property comes to the market in excellent condition throughout and would represent an ideal opportunity for a first time buyer or family to acquire an extended three bedroom home in a mature residential area.

## LOCATION

The property is conveniently located in the mature residential area St. Johns Park area of Waterford City. The property is within easy walking distance of local amenities including shops, primary and secondary schools, leisure and sports facilities and is on a bus route to and from the City Centre. The property is also conveniently located close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

**ASKING PRICE €155,000**

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



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## ACCOMMODATION

**Entrance Hall** 3.86 x 1.80

Laminate wood flooring.

**Sitting Room** 4.08 x 6.30

Laminate wood flooring. Open fireplace with marble surround. Curtains to windows.

**Bathroom** 2.44 x 1.34

Linoleum flooring. WC. WHB. Bath. Tiled walls from floor to ceiling.

**Kitchen/Diner** 4.88 x 3.89

Modern shaker style fitted kitchen with integrated oven, hob and dishwasher. Tiled floor and splashback.

**Utility** 2.85 x 2.42

Tiled flooring. Counter top and overhead units.

**Shower Room** 3.01 x 2.42

Tiled flooring. WC. WHB. Corner electric shower unit with glass doors. Walls tiled from floor to ceiling.

### First Floor

**Bedroom 1** 4.49 x 2.72

Wooden flooring Wardrobes. Curtains to windows.

**Bedroom 2** 3.47 x 3.21

Wooden flooring. Curtains to windows.

**Bedroom 3** 2.66 x 2.61

Laminate wood flooring.

## GARDEN

Sizable front garden with gated front access, tarmac driveway providing off street parking for two or more cars, with the remainder of the garden area in lawn. The property also has a substantial rear garden with raised deck area, concrete yard area and block built garden shed with side access.

## FEATURES

Beautifully presented property  
In excellent condition throughout  
Substantial corner site with sizable front and rear garden  
Gated entrance and off street parking for two or more cars  
Block built garden shed  
End of Terrace with side access

## BER

Rating: E2  
BER No.: 113213110  
EPI: 363.25kWh/msq/yr