



## No. 5 Griffith Place, Waterford. X91 PH6X.

**For Sale**

**€179,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 1  
**Size:** c. 84sq.m. /c. 904sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 5 Griffith Place is one of a terrace of ten, it has been very well maintained to retain its original aspect. The house, together with the remainder of the terrace forms part of an attractive set piece in the streetscape of Griffith Place, the surviving wrought iron railings emphasising the historic quality of the terrace. The property is in need of some modernisation, once completed this property could make a charming family home. The property comprises of entrance hall, sitting room, living room, kitchen and bathroom and on the first floor two double bedrooms and a single bedroom. The property has the benefit of a separate garage with rear access along with front and rear gardens

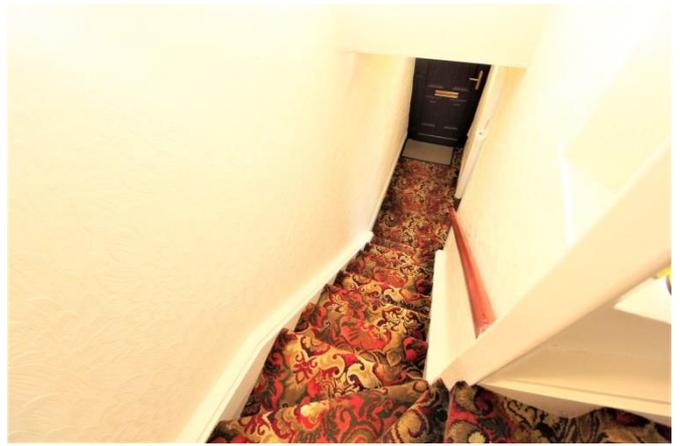
## LOCATION

The property is Ideally located in the popular residential area of Griffith Place in Waterford City, within minutes walking distance of a host of local amenities, shops and eateries including the Hyper SuperValu shopping centre as well as a choice of excellent schools nearby. The property is situated adjacent to Keane's Road, Upper Yellow Road, Morrison's Road and Barrack Street. Waterford city centre is just a short stroll away.

**ASKING PRICE €179,000**

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







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## ACCOMMODATION

**Entrance Hall**            **2.12 x .97**

Carpet flooring.

**Sitting Room**            **4.48 x 4.10**

Carpet flooring. Open fireplace with tiled surround. Blinds and curtains to window.

**Living Room**            **5.06 x 3.98**

Carpet flooring. Open fireplace with tiled surround. Blinds and curtains to window.

**Kitchen**                **3.22 x 2.12**

Linoleum flooring. Blinds to window.

**Bathroom**            **2.00 x 1.76**

Linoleum flooring. Blinds to window.

### Stairs and Landing in Carpet

**Bedroom 1**            **3.25 x 4.40**

Carpet flooring. Blinds to window.

**Bedroom 2**            **3.24 x 2.50**

Carpet flooring. Blinds and curtains to window.

**Bedroom 3**            **2.45 x 2.43**

Carpet flooring. Blinds and curtains to window.

## GARDEN

Garden to the front with imprinted concrete. Garden to the rear in lawn with detached garage

## FEATURES

Gas fired central heating

Double glazed windows

Detached garage with rear access.

## BER

Rating: D2

BER No.: 114817026

EPI: 262.85kWh/msq/yr



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