



No. 66 Lismore Park, Waterford. X91 RCF6.

For Sale

€185,000

Bedrooms: 3/4
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 115 sq.m. /c. 1237 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious and bright three / four bedroom semi-detached two storey property situated in a quiet cul de sac in the popular mature residential estate of Lismore Park. This bright well maintained family home has the benefit of uPVC double glazing, uPVC fascia and soffits, and gas fired central heating. The property comprises of entrance hall, living room, sitting room, kitchen/ diner, Playroom / bed 4 with en suite. First floor level comprises of three bedrooms and main bathroom. The property has a private rear garden with part fencing & walled boundary and large patio area, while the front garden is in lawn with driveway. This well-proportioned property would make a fantastic home or investment property alike.

LOCATION

Ideally located in Waterford's Western Suburbs, Lismore is situated in close proximity to a host of local amenities, shops, schools and sports facilities. The property is also located a minutes' walk from the Waterford IDA Industrial estate, Waterford Institute of Technology and a short distance to the WIT Sports Arena. The property is also on a bus route and is within close proximity to the Outer Ring-Road, the N25 Waterford to Cork / Rosslare Road, and the M9 Waterford to Dublin Rd. via the new Southlink bridge.

ASKING PRICE €185,000

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



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ACCOMMODATION

Entrance Hallway **2.16 x 2.96**

Laminate wood flooring.

Living Room **3.89 x 3.22**

Carpet flooring. Open fireplace with tiled surround. Double doors to sitting room. Curtains to window.

Sitting Room **3.80 x 3.77**

Carpet flooring. Open fireplace with cast iron inset with oak surround. Sliding doors.

Kitchen **4.02 x 2.67**

Laminate wood flooring. Fitted kitchen with integrated oven and hob. Blinds to window.

Dining Room **4.32 x 2.41**

Laminate wood flooring. Fitted units. Sliding doors to rear patio and garden.

Bedroom 4 **2.55 x 3.77**

Laminate wood flooring. Curtains to window.

En-Suite **2.55 x .87**

Linoleum flooring. WC. WHB. Electric shower. Panelling to walls.

First Floor

Bedroom 1 **4.01 x 3.95**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

Bedroom 2 **4.03 x 3.47**

Carpet flooring. Blinds to windows.

Bedroom 3 **2.51 x 3.02**

Carpet flooring. Blinds to windows.

Bathroom **2.08 x 1.81**

WC. WHB with vanity unit. Electric shower.

GARDEN

Front garden in lawn with driveway, rear garden with patio area and gravelled lawn. Barna Shed



FEATURES

Situated in a quiet cul de sac overlooking a green area

uPVC double glazing

PVC facias and soffit

Gas fired central heating with newly fitted gas boiler

BER Rating C3

BER

Rating: C3

BER No.: 112996517

EPI: 215.04 kWh/msq/yr



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