



## 8 The Willows, Keane's Road, Waterford. X91 D7E8

**For Sale**

**€185,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 92 sqm. /c. 990 sq.ft.



PSRA Licence Number: 004069



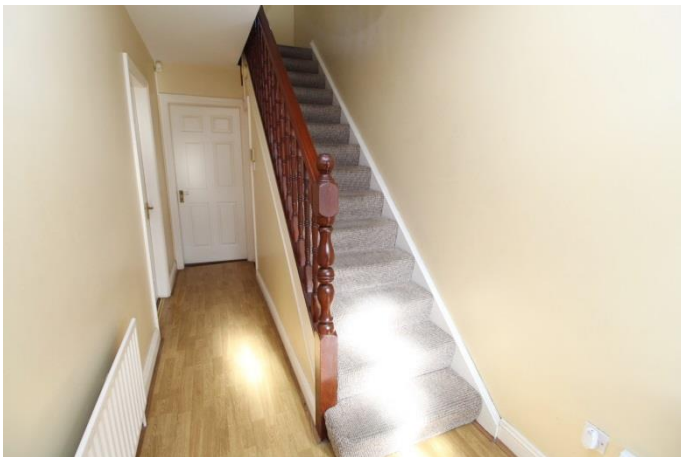
52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.reidandcoppinger.ie](http://www.reidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## DESCRIPTION

Ideally located in the private, sought after estate of The Willows just off the Keane's Road area of Waterford City in the Western suburbs, this charming three bedroom semi-detached property comes to the market keenly priced and in excellent condition. The property comprises of entrance hall, living room, kitchen / diner, three upstairs bedrooms including master bedroom and main bathroom. The property is heated with a gas fired central heating system, and all windows are hardwood double glazed. The property has off street parking to the front with mature gardens front and rear, with patio area to the rear and block built garden shed. Viewing this property comes highly recommended. Early vacant possession available.

## LOCATION

The property is situated just off Keane's Road in the Western Suburbs of Waterford City. The property is located within easy reach of the City Centre, The IDA Industrial Estate and Waterford Institute of Technology. The property is also located within walking distance of a number of primary and secondary schools as well as sports and leisure facilities.

**ASKING PRICE €185,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051-852233**



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





## ACCOMODATION

### Entrance Hall

Laminate wood flooring.

### WC

WC. WHB. Lino flooring

### Living Room 5.67 x 3.54

Laminate wood flooring. Coving to ceiling. Marble fireplace with gas fire. Curtains to bay window. Glazed double doors to kitchen/diner

### Kitchen/Diner 2.90 x 5.48

Laminate wood flooring. Oak fitted kitchen. Blinds to window. Sliding patio door to rear garden

### Stairs and landing in carpet

### Bedroom 1 3.57 x 4.77

Carpet flooring. Extensive fitted wardrobes. Curtains to bay window

### Bedroom 2 3.54 x 3.78

Large double bedroom. Carpet flooring. Fitted wardrobes. Curtains to windows

### Bedroom 3 2.63 x 2.49

Carpet flooring. Curtains. Fitted wardrobes. Generous single bedroom

### Bathroom

WC. WHB. Bath. Tiled floor and walls. Electric shower over bath

## GARDEN

Front garden with lawn and mature trees

Rear garden in lawn with patio area

Rock built garden shed with mains electricity and concrete path

Block wall boundary sides and rear

## FEATURES

Off street parking

Teak double glazed windows and doors

Gas fired central heating

UPVC fascia and soffit

Superb central location within easy reach of city and Industrial Estate

## BER

Rating: D2

BER No.: 112597489

EPI: 271.08 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.