



No. 9 The Mews, Fairfield Park, Waterford. X91 PC5R.

For Sale

€230,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 99 sqm. /c. 1,065sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Located in the Southern suburbs of Waterford City, No. 9 The Mews is a spacious three bedroom semi-detached residence within the popular development of Fairfield Park. Situated just off the outer ring road, the property is situated within easy access of Waterford City and all other routes including the IDA Industrial Estate and Waterford University Hospital. The property would make an excellent family home or investment property alike. The property comprises of entrance hallway, spacious sitting room, downstairs WC, open plan kitchen / diner with sliding patio doors to rear garden, three generous bedrooms at first floor level, all with built in wardrobes, and including master bedroom with en-suite shower room and family bathroom. The property has a lawned garden to the front with off street parking, and a generous west facing rear garden with paved patio area and barna shed. The property is situated over-looking a large green area within the development and also benefits from a zoned gas fired central heating system, PVC double glazed windows, and PVC fascia and soffit. Viewing this property comes highly recommended.

LOCATION

Within the popular development of Fairfield Park in the Kilcohan area on the outskirts of Waterford City. The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €230,000

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



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ACCOMMODATION

Entrance Hall

Laminate wooden flooring. Decorative radiator cover.

Living Room

3.47 x 5.52

Laminate wooden flooring. Granite fire place with maple wood surround and solid fuel stove. Curtains and blinds to window.

Kitchen/Dining Room

2.77 x 5.42

Tiled flooring and splash-back. Ground and eye level shaker style fitted units. Fridge Freezer and washing machine. Sliding patio door to garden and double doors to living room.

Downstairs Toilet

1.00 x 2.34

Tiled flooring. Whb and WC.

Master Bedroom

3.16 x 3.29

Carpet flooring. Built in wardrobes. Curtains and roller blinds.

En-suite

WC, Whb, Shower. Electric shower unit. Tiled floor and walls to ceiling.

Bedroom 2

3.29 x 4.23

Carpet flooring, fitted wardrobes, curtains and roller blinds.

Bedroom 3

2.49 x 2.43

Carpet flooring, fitted wardrobes, curtains and roller blinds.

Main Bathroom

1.85 x 2.07

WC, WHB, Bath with shower mixer. Tiled floor and walls to ceiling.

GARDEN

Front garden with off street parking. Generous west facing rear garden with paved patio area and barna shed.

FEATURES

Zoned gas fired central heating

uPVC double glazing

Generous west facing rear garden with paved patio area and barna shed

Off street parking to front with garden in lawn

Situated over-looking a large green area

BER

Rating: B3

BER No.: 104768452

EPI: 143.95 kWh/msq/yr



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