



No. 15 Morley Terrace, Gracedieu, Waterford. X91 E2AD.

For Sale

€235,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 113.4 sq.m. /c. 1,220.6 sq.ft.



DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER

52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: 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

Stylish Victorian family home in walk-in condition situated in the mature sought after location of Morley Terrace in Gracedieu, Waterford. This charming property has been lovingly restored to the highest of standards to include some original features, is re-wired and re-plumbed and boasts a C3 BER Rating. Rarely does a property of this calibre come to the market in such pristine condition. The Accommodation comprises of entrance hall, living room, sitting room, kitchen/diner, utility room, W.C. With two bedrooms, main ensuite and bathroom on first floor and a third bedroom on second floor. The property benefits from uPVC double glazed windows and gas fired central heating.

LOCATION

The property is located in a much sought after location of Morley Terrace in Gracedieu, Waterford within minutes of the national bus and rail network, Waterford Greenway and Waterford City Centre. The Hypercentre Shopping Centre which comprises of Caulfield's Supervalu and the Mercy Convent Primary and Post Primary schools are on the door step.

ASKING PRICE €235,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 05185223**



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.





ACCOMMODATION

Entrance hallway 7.55 x 1.32

Semi solid walnut flooring. Original coving to ceiling.

Living Room 4.22 x 3.63

Timber laminate flooring. Original coving to ceiling. Cast Iron fireplace.

Sitting Room 3.85 x 3.60

Semi solid walnut flooring. Coving to ceiling. *MORSØ* A rated multi fuel stove with tiled surround.

Kitchen/Diner 3.73 x 3.60

Tiled flooring. Fitted cream kitchen with solid wood worktop. Dual fuel range cooker. S/Steel splashback.

Utility Room 1.77 x 1.94

Tiled flooring. Fitted units.

W.C. 1.37 x 1.74

Tiled flooring. W.C., corner sink.

Painted stairs to First Floor

Bedroom 1 3.61 x 3.24

With carpet flooring. Shutters to windows.

Ensuite 1.44 x 1.93

Mosaic tiled flooring. W.C., WHB, Neptune leak free corner shower pod with glass doors.

Bedroom 2 3.65 x 2.24

Carpet flooring.

Bathroom 2.30 x 3.85

Porcelain tiled flooring. W.C., WHB, corner shower with mosaic tiled surround, tub bath. Recess lighting.

Bedroom 3 5.46 x 2.98

With carpet flooring. Velux window.



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.

GARDEN

Private garden to the rear with spacious limestone patio area and steps to lawn.
8' x 8' bespoke garden shed.

FEATURES

Spacious rear garden
uPVC double glazed windows
Gas fired central heating
Ideal location close to a host of amenities

BER

Rating: C3
BER No.: 113176416
EPI: 204.02 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.