



## No. 53 Larchville, Lisduggan, Waterford. X91 EF2C

**For Sale**

**€129,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 91 sqm. /c. 979 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GROUP  
**DNG**

**THOMAS REID**

52 High Street  
Waterford

T: 051852233 E: [info@thomasreid.ie](mailto:info@thomasreid.ie)  
[www.thomasreid.ie](http://www.thomasreid.ie) [www.dng.ie](http://www.dng.ie)

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## DESCRIPTION

Generously proportioned and extended three bedroom mid terrace property situated in a quiet cul-de-sac towards the front of the development. The property is superb condition throughout, with the benefit of gas fired central heating, uPVC double glazed windows and doors, and upgraded insulation throughout. The property comprises of entrance hallway, living room, sitting room, kitchen / diner, downstairs shower room, with three upstairs bedrooms and a main bathroom. The property also has the benefit of an attic conversion accessed by a staira attic stairs, ideal for storage or as a hobby room or study.

## LOCATION

Situated in a quiet cul-de-sac towards the front of the development, the property is located in the Lisduggan area of Waterford City, and is within easy walking distance of a host of local amenities including shops, schools and sports facilities. The property is also within easy walking distance of Waterford Institute of Technology, and the Waterford IDA Industrial Estate.

**ASKING PRICE €129,000**

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





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## ACCOMODATION

### Entrance Hall

Laminate wood flooring. Coving to ceiling.

### Sitting Room 3.32 x 3.02

Laminate wood flooring. Coving to ceiling. Blinds to window.

### Living Room 3.33 x 4.02

Laminate wood flooring. Fireplace with Stanley stove. Coving to ceiling.

### Kitchen/Diner 4.96 x 2.56

Tiled floor in kitchen and laminate wood floor to diner. Shaker style fitted kitchen. Subway tiled splashback. Electric oven and hob. Recessed spot lights. Sliding door to rear garden.

### Shower Room 1.56 x 1.79

Tiled flooring. WC. WHB. Electric shower unit. Walls tiled from floor to ceiling

### Stairs and Landing in carpet

### Bedroom 1 3.08 x 4.00

Carpet flooring. Coving to ceiling. Blinds to window.

### Bedroom 2 3.11 x 2.89

Laminate wood flooring. Fitted wardrobes. Coving to ceiling. Blinds to window.

### Bedroom 3 3.02 x 2.08

Laminate wood flooring. Extensive fitted wardrobes. Coving to ceiling. Blinds to window.

### Main Bathroom 1.79 x 1.66

Tiled flooring. WC. WHB. Bath. Electric shower over bath. Walls tiled from floor to ceiling

### Attic

Extensive attic conversion. Staira attic stairs. Wood panelled walls and ceiling. Velux roof light window. Ideal storage or hobby room / study.



## **GARDEN**

Rear garden with deck area and patio. Barna Shed. Private south facing with walled boundary. Front garden area with stone surface

## **FEATURES**

Superb location within walking distance of a host of local amenities  
Located close to WIT and the Waterford IDA Industrial Estate  
Spacious three bedroom property with kitchen extension and attic conversion  
South facing rear gardens with deck area and barna shed  
Beautifully presented family home

## **BER**

Rating: B3

BER No.: 104262761

EPI: 129.91kWh/msq/yr



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