

For Sale

No. 51 Beech Drive, Greenfields, Old Tramore Road, Waterford



Compact three bedroom mid terrace property, located within the Greenfields development on the Old Tramore Road in the Kilcohan area of Waterford City. Situated just off the outer ring road, the property is within easy access of University Hospital Waterford, Waterford Institute of Technology and The IDA Industrial Estate.

The property extends to c. 72 msq. and is comprised of entrance hall, open plan living room and kitchen, utility room, WC, three bedrooms, and main bathroom. The property has a generous rear garden laid out in lawn with an easterly aspect. This well presented property would ideally suit a first time buyer or equally an investor.

For further information and viewing arrangements, please contact sole selling agents, DNG Thomas Reid Auctioneers on 051-852233.

BER: No: C2

Asking Price €89,000
PSRA Registration No. 00215

Accommodation

Entrance Hall

Polished porcelain flooring.

Downstairs WC

WC, whb.

Kitchen

2.66 x 4.47

Cherry wood shaker style units. Walnut flooring.

Living Room

5.18 x 3.41

Open plan to kitchen. Walnut flooring

Utility Room

Plumbed for washing machine.

Landing - Hot Press

Polished porcelain tiled floor

Bathroom

2.05 x 2.02

WC, Whb, Bath. Tiled floors and walls. Triton T90 electric shower.

Bedroom 1

2.36 x 3.20

Laminated wood flooring. Fitted wardrobes.

Bedroom 2

2.35 x 3.37

Laminate wood flooring.

Bedroom 3

2.23 x 2.36

Laminate wood flooring.

Features: Compact three bedroom residence representing excellent value

East facing rear garden in lawn

uPVC double glazed windows and doors

Heating: Gas fired central Heating

BER: Rating C2

BER No. 105166540

EPI: 178.83 kWh/m²/yr

**Viewing strictly by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015





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FOR SALE

www.dng.ie tel. 051 852233

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