



No. 13 St. Alphonsus Road, Waterford. X91R8KC.

For Sale

€115,000

Bedrooms: 2
Reception Rooms: 2
Bathroom's / WC's 1
Size: c. 65 sqm. /c. 699 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Located just off Lower Newtown on St. Alphonsus Road in Waterford City, No. 13 St Alphonsus Road is a two bedroom mid terrace house of c. 65 Sqm. The property comprises of entrance hall, living room, tv room, kitchen/dining, shower room/wet room, first floor comprises of 2 bedrooms. The property is in need of some updating but has the benefit gas fired central heating and uPVC double glazed windows to the front and rear. It would make an excellent starter home or for the discerning investor due to its excellent location.

LOCATION

Ideally located in the Newtown Area of Waterford City. The property is within minutes walking of Waterford City Centre along with a host of local amenities, schools, shops and sports facilities. The property is located within a short stroll of the People's Park and is well serviced with local transport links.

ASKING PRICE €115,000

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



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ACCOMMODATION

Entrance hall 2.67 x 1.13
With carpet flooring.

Living Room 3.14 x 2.73
With carpet flooring. Open Fireplace with tiled surround. Blind and curtains to window.

Sitting Room 4.40 x 3.05
With carpet flooring. Open fireplace with tiled surround.

Kitchen/Diner 4.23 x 2.58
With linoleum flooring. Fitted kitchen.

Hallway 0.96 x 2.27
With linoleum flooring.

Shower Room/Wet Room 2.51 x 1.84
With tiled floors and walls to ceiling. W.C., W.H.B. and electric shower.

Stairs and landing in carpet.

Bedroom 1 3.03 x 2.67
With carpet flooring. Blind and curtains to window.

Bedroom 2 2.72 x 4.45
With carpet flooring. Curtains to window.

GARDEN

Spacious enclosed yard to the rear

FEATURES

Excellent location
Within walking distance of local amenities and the City Centre
Gas Fired central heating
uPVC double glazed windows

BER

Rating: E2
BER No.: 113069066
EPI: 347.77 kWh/msq/yr



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