



Post Office Square, Passage East, Co. Waterford. X91E1E8.

For Sale

€95,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 65 sqm. /c. 699 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Charming semi-detached two storey residence located just off Post office Square in Passage East in Co. Waterford. Extending to C.65 Sqm. the property comprises of entrance hall, living room, kitchen / diner, shower room, one ground floor bedroom / study, and two upstairs bedrooms. The in superb condition with the benefit of a renewed kitchen and shower room, uPVC double glazed windows. Heating is provided by a mixture of modern electric radiators and electric storage heating. The property also has a small enclosed rear garden with a concrete base for a garden shed, and feature traditional stone wall boundary. This property would make an ideal starter home or holiday home alike. Viewing highly recommended.

LOCATION

The property is located within the Village of Passage East, c.13km from Waterford City and c. 15km from Dunmore East. The property is on a main bus route and with all local amenities within walking distance, including shop, church and primary school.

ASKING PRICE €95,000

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



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ACCOMMODATION

Entrance Hall

Linoleum flooring. Large storage area under stairs.

Living Room 3.19 x 3.37

Carpet flooring. Open fire.

Bedroom/Study 1.90 x 2.67

Laminate wood flooring.

Kitchen 3.29 x 4.49

Laminate wood flooring. Oak fitted kitchen. Tiled splashback. Stainless steel sink unit. Extractor fan. Blinds to window. Blinds to window.

Shower Room 2.26 x 1.54

Linoleum flooring. WC. WHB. Quadrant Shower unit with glass door and electric shower. Tiled walls from floor to ceiling.

Stairs and Landing in carpet.

Bedroom 1 3.37 x 4.32

Carpet flooring. Double bedroom

Bedroom 2 2.06 x 2.71

Carpet flooring. Single bedroom

FEATURES

uPVC double glazed windows and doors.

Electric heating

Superb condition, very well maintained

Enclosed rear yard area. Base for shed

BER

Rating: G

BER No.: 112374343

EPI: 524.34 kWh/msq/yr



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