



## No. 96 Griffith Place, Waterford. X91 YY6E.

**For Sale**

**€195,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 126sq.m. /c. 1356sq.ft.



PSRA Licence Number: 004069



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Waterford  
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## DESCRIPTION

Superb end of terrace family home with three bedrooms and two bathrooms situated in the mature location of Griffith Place in Waterford City. The Property would make an excellent family home or investment. The property has been extended and refurbished throughout and is in walk in condition. Accommodation comprises of entrance hallway, sitting room, kitchen/dining room, utility room, bathroom and on the first floor three double bedrooms and shower room with wc. Viewing this property comes highly recommended.

## LOCATION

The property is Ideally located in the popular residential area of Griffith Place in Waterford City, within minutes walking distance of a host of local amenities, shops and eateries including the Hyper SuperValu shopping centre as well as a choice of excellent schools nearby. The property is situated adjacent to Keane's Road, Upper Yellow Road, Morrison's Road and Barrack Street. Waterford city centre is just a short stroll away.

**ASKING PRICE €195,000**

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



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## ACCOMMODATION

### Entrance Hall 5.32 x 2.45

Tiled flooring. Feature cast iron and oak staircase.

### Living Room 6.29 x 4.32

Carpet and Laminate wood flooring. Marble fireplace with wood burning stove. Curtains to windows.

### Kitchen/Diner 7.03 x 4.30

Tiled flooring. Fitted ivory kitchen with tiled splash back. Recessed lighting. Velux window. Double doors to rear patio area.

### Utility Room 1.53 x 2.10

Tiled flooring. Plumbed for washing machine.

### Bathroom 2.32 x 1.66

Tiled flooring. WC. WHB. Bath with electric shower and glass screen. Walls tiled from floor to ceiling.

## FIRST FLOOR

### Bedroom 1 5.44 x 4.22

Laminate wood flooring. Fitted wardrobes. Velux window.

### Bedroom 2 3.57 x 2.91

Carpet flooring. Original cast iron fireplace. Fitted wardrobes.

### Bedroom 3 3.57 x 2.91

Carpet flooring. Fitted wardrobes. Curtains to window.

### Shower Room 2.59 x 2.22

Tiled flooring. WC. WHB. Electric shower in corner unit with glass doors. Tiled around shower.

## GARDEN

Garden to the front pea gravel and mature shrubs and driveway, to the rear a maintenance free patio and cobblelock area. Garden shed

## FEATURES

Oil fired central heating  
uPVC double glazed windows, fascias and soffits  
Fully alarmed  
Stira staircase to attic

## BER

Rating: C3

BER No.: 103387098

EPI: 212.68 kWh/msq/yr



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