



## No. 14 Lower Grange Waterford. X91 P79F.

**For Sale**

**€155,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c.79 sq.m. /c. 850sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**

52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Excellent three bed end of terrace, fully furnished home in walk in condition. The property has been recently refurbished throughout and extends to c. 79sqm., and is comprised of entrance hall, living room, kitchen/diner, two double bedrooms, a single bedroom and a main bathroom. The property has a generous rear garden with a patio and lawn in Astro Turf with off street parking and Astro Turf lawn to front. This property represents a superb opportunity to purchase a ready to occupy turn-key package decorated to show home specification including all furniture and appliances. Viewing this superb property comes highly recommended.

## LOCATION

The property is conveniently located in the mature residential area of Lower Grange, Waterford City and is within easy walking distance of local amenities including shops, primary and secondary schools, leisure and sports facilities and is on a bus route to and from the City Centre. The property is also close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

**ASKING PRICE €155,000**

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



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## ACCOMMODATION

**Entrance Hall** 4.05 x 1.81

Carpet flooring.

**Living Room** 3.91 x 3.47

Carpet flooring. Recessed wall mounted gas fire. Blinds and curtains to window.

**Kitchen/Diner** 5.37 x 3.71

Kitchen tiled flooring, diner with laminate wood flooring. Cream kitchen with integrated fridge freezer. Tiled splash back. Patio doors to rear garden.

### Stairs and Landing in carpet

**Bedroom 1** 3.87 x 3.36

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

**Bedroom 2** 3.96 x 3.36

Carpet flooring. Blinds and curtains to window.

**Bedroom 3** 3.00 x 2.40

Carpet flooring. Blinds and curtains to window.

**Bathroom** 1.89 x 2.04

Tiled flooring. WC. WHB. Bath with electric shower. Tiled walls from floor to ceiling

## GARDEN

The property has a generous rear garden with patio area and lawn in Astro Turf lawn. To the front Astro Turf lawn and off street parking.

## FEATURES

Fully furnished

Gas fired central heating

Walk in condition

Maintenance free front and rear garden with Astro Turf lawn

Off Street Parking

## BER

Rating: D2

BER No.: 112954813

EPI: 299.88 kWh/msq/yr



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