

For Sale

Newtown, Passage East, Co. Waterford



Detached four bedroom bungalow in need of some improvements, located just off the Woodstown to Passage East road just behind 'The Geneva Barracks'. Set on a c.0.6 acre site with a south west facing rear garden, the property is approached by a block wall entrance with tarmacadam driveway. Comprised of entrance hall, kitchen with utility room, main bathroom, living room and four bedrooms with master bedroom en-suite, the property offers ample living accommodation with room to extend subject to the appropriate planning permission. The property is of block wall construction with uPVC double glazed windows and doors, tiled roof, and uPVC fascia and soffits. Services include mains water, oil fired central heating and bio-cycle septic waste water treatment system. In need of some improvements, the property would make an ideal family home in a peaceful rural location with local amenities close by. Woodstown Beach, shop and pub only c. 1.5km. For viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 107544108

Asking Price € 120,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled flooring

Kitchen/Dining Room

5.45 x 5.49

Tiled flooring. Beech Shaker Style fitted kitchen with tiled splash back.
French doors leading to rear garden.

Utility

3.09 x 2.42

Tiled flooring. Fitted units

Living Room

5.43 x 5.18

Wooden flooring. Open fire. Recessed spot lights

Master Bedroom

4.40 x 3.40

Wooden flooring. Walk in wardrobe

En Suite

Tiled floor. Tiled walls to ceiling

Bathroom

2.92 x 2.55

Tiled flooring. Tiled walls to ceiling. WC. WHB. Bath. Shower

Bedroom 2

2.65 x 3.56

Wooden flooring

Bedroom 3

3.11 x 3.40

Wooden flooring

Bedroom 4

2.72 x 3.02

Wooden flooring

Garden

Front and South West facing rear garden

Features

Tarmacadam driveway
uPVC double glazing
Fascia and soffits
Mains water
Septic tank waste water

Heating:

Oil fired central heating

BER:

Rating D1
BER No. 107544108
EPI: 256 kWh/m.sq./yr

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

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THOMAS REID

FOR SALE

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