



No. 134 Gracedieu Road, Waterford. X91ACX3.

For Sale

€185,000

Bedrooms 3
Reception Rooms 2
Bathroom's/WC's 1
Size C.88 sqm. /C. 947 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
051852233

info@dngreidandcoppinger.ie
www.dngreidandcoppinger.ie

www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

Spacious 3 bed 1 bath family home in need of modernisation throughout situated in the mature sought after residential area of Gracedieu Road in Waterford City. This charming property while in need of upgrading would make an excellent starter home or investment due to its central location. The property would also be eligible for the Vacant Property Refurbishment Grant. The property includes some original features and has a small yard to the rear. The Accommodation comprises of entrance hall, living room, sitting room, galley kitchen and shower room with wc. First floor includes three bedrooms, and second floor has an attic room. Viewing comes highly recommend.

LOCATION

The property is located in a much sought after location of Gracedieu Road, Waterford within minutes' walk from the national bus and rail network, Waterford Greenway, and Waterford City Centre. The Hypercentre Shopping Centre, the Mercy Convent Primary and Post Primary schools are on the doorstep along with a host of other amenities.

ASKING PRICE €185,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



ACCOMMODATION

Entrance Hall Original style tiling. Coving to ceiling	6.62 x 1.59
Living Room Carpet flooring. Original marble fireplace with cast iron inset. Curtains top windows. Coving to ceiling	5.10 x 3.43
Lounge/Dining Room Carpet flooring.	4.40 x 3.06
Kitchen Tiled flooring. Fitted kitchen	3.26 x 1.41
Shower Room Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.	1.72 x 2.46
Bedroom 1 Carpet flooring. Curtains to windows.	4.65 x 2.85
Bedroom 2 Carpet flooring. Curtains to windows.	4.63 x 3.23
Bedroom 3 Carpet flooring. Curtains to windows.	2.18 x 2.02
Attic Room	

GARDEN

Yard to the rear with imprinted concrete.

BER

Rating: F

BER No.: 116680737

EPI: 435.03 kWh/msq/yr

FEATURES

Excellent location

Rear yard with imprinted concrete

Electric storage heating

Eligible for the Vacant Property Refurbishment Grant



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.