



No. 66 Mount Sion Ave., Waterford. X91 CKW3.

For Sale

€82,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 58.55 sq.m. /c. 630.23 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER

52 High Street

Waterford

T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Ideally located two bedroom terraced house which is in need of refurbishment would make a great starter home or for the discerning investor given its close proximity to all amenities. The property comprises of Entrance porch, living room, Two bedrooms kitchen/diner, utility room and bathroom. The property has the benefit of a small yard to the rear; the property also has the benefit of gas fired central heating. The property is situated in a terrace of similar type family homes in a mature residential area in Waterford city. The property is on a bus route and is within minutes walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

LOCATION

The property is Ideally located in the popular residential area of Mount Sion Avenue in Waterford City, within walking distance of a host of local amenities, shops and eateries, as well as a choice of excellent schools nearby. The property is situated adjacent to Doyle street, Lower yellow road, Barrack street and also a short stroll away from the City Centre.

ASKING PRICE €82,000

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



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ACCOMMODATION

Entrance Hall 1.27 x 1.07

Linoleum flooring.

Living Room 3.18 x 5.52

Linoleum flooring. Open fireplace with gas inset. Blinds and curtains to window.

Kitchen/Diner 3.80 x 2.92

Linoleum flooring. Fitted kitchen. Blinds to window.

Bedroom 1 2.78 x 2.58

Linoleum flooring. Curtains to window

Bedroom 2 2.97 x 2.75

Linoleum flooring. Blinds and curtains to window

Utility 3.15 x 1.90

Linoleum flooring. Plumbed for washing machine.

Bathroom 2.74 x 2.85

Linoleum flooring. WC. WHB. Bath

Hallway 2.74 x 1.23

Linoleum flooring. WHB.

FEATURES

Gas central heating

uPVC double glazed windows

Great location

Rear yard

BER

Rating: G

BER No.: 113857932

EPI: 68.63kWh/msq/yr



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