

For Sale

**No. 74 Meadowbank,
Ballinaneashagh, Waterford.**



Semi detached two-storey residence extending to c. 94 msq. located within close proximity to a host of local amenities including the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property comprises of entrance hall, living room, kitchen/diner, downstairs WC, 3 generous bedrooms with master bedroom en-suite and main bathroom. Heating to the property is provided by gas fired central heating system, and all windows are uPVC double glazed. In need of remedial works, the property would make an Ideal investment property or is equally suitable for a first time buyer/owner occupier.

Asking Price € 72,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled flooring

Living Room

4.97 x 3.56

Laminate flooring. Open fire with surround

Kitchen/Diner

5.48 x 3.47

Tiled flooring Shaker style ground and eye level fitted units.

Downstairs WC

Tiled floor continued from hall. Wc. Whb.

Stairs and Landing in Carpet

Bedroom 1

3.42 x 3.37

Carpet flooring. Fitted wardrobes.

En-suite

Tiled flooring Wc. Whb. Shower.

Bedroom 2

3.12 x 4.03

Carpet flooring. Fitted wardrobes.

Bedroom 3

2.28 x 2.94

Carpet flooring. Fitted wardrobes.

Main Bathroom

2.17 x 1.97

WC, Whb, Bath. Tiled floor with tiled wall around bath.

Features

South facing rear garden in lawn.
uPVC double glazed windows.
Gas fired central heating
Superb value

Garden

Cobblelock driveway and lawn to front. Side entrance to south facing rear garden in lawn.

Heating:

Gas fired central heating

BER:

Rating C2

BER No. 106118128

EPI: 185.49 kWh/m2/yr

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

DNG Thomas Reid Auctioneers PRSA License No. 002015







DOUGLAS HERMAN GOOD

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

Where as 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. Thomas Reid Auctioneers 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 can not 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 Thomas Reid Auctioneers. 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 extend permitted by the applicable law.