

FOR SALE

By Private Treaty



Grannagh, Via Waterford X91 N1FT

Price: €153,000

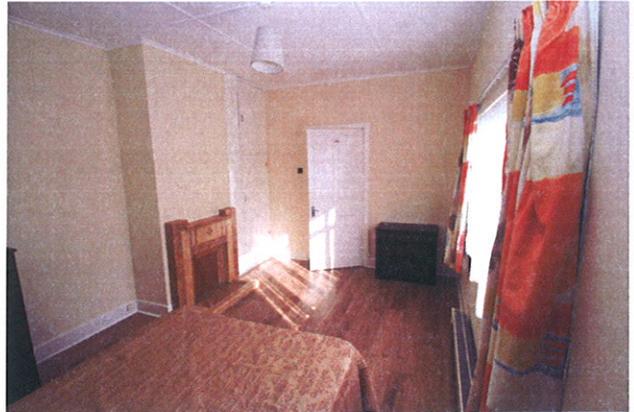
Lovely detached bungalow for sale close to Waterford City, the M9 and the N25/N24 interchange. This property offers buyers the opportunity to acquire a solid dwelling, with assorted out buildings on a lovely 0.8Acr/0.32Ha site with mains water and on-site septic tank. The property is located on the old Limerick Road, close to Grannagh Castle and overlooking the River Suir and the striking TF Meagher toll bridge.

Whilst the house is perfectly habitable, it is in need of renovation to bring it up to modern standards and there's plenty of scope to improve its current BER rating, which reflects it's 1950s origins.

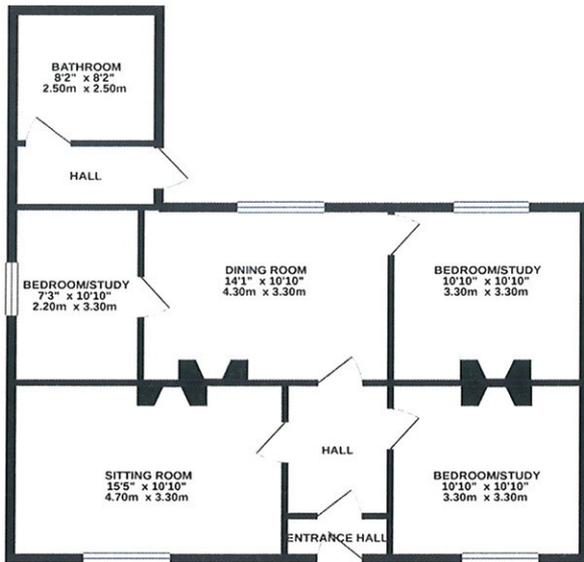
There's approx 44m²/470ft² of outbuildings for storage.

The garden is securely enclosed with mature hedgerows and gates to the front. The road is no longer in regular use other than by neighbours, and is quiet. The start of the M9 to Dublin is about 2 minutes away. Waterford city and Ferrybank village are a few minutes away on the R448.





GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq ft. (71.5 sq m) approx.
 All dimensions given are approximate and do not include the thickness of any wall, window, door or any other element of construction and do not include the area of any balcony. This plan is for information purposes only and should not be used for any other purpose without the consent of the architect. Measurements are given in feet and inches and rounded to the nearest millimetre. Made with Microsoft Office 2010.