

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.

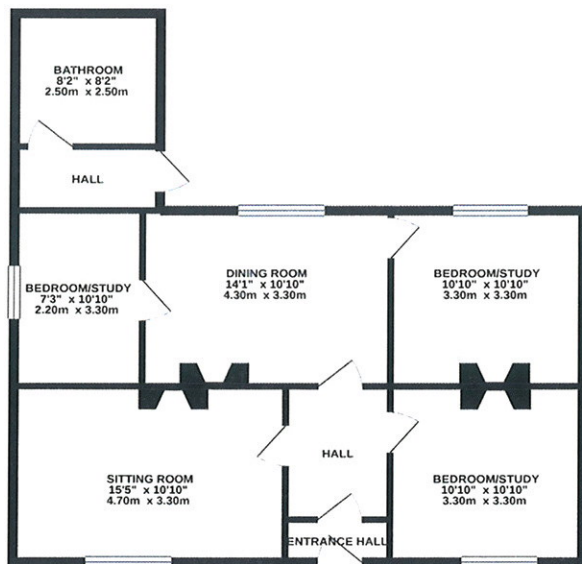
There's approx 44m2/470ft2 of outbuildings for storage.

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

where every effort has been made to ensure the accuracy of the foregoing contained herein, measurement of all areas, including, square and/or other, shall be at the discretion and no responsibility is taken for any error, whether or not, whatsoever. This plan is for illustrative purposes only and should be used in each by any prospective purchaser. The services, systems, and appliances are shown have been shown and no guarantee is as to their operability or efficiency can be given.

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