



## No. 6 The Waterside, Waterford. X91 H2NP.

**For Sale**

**€189,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 121.43 sqm. /c. 1,307.1sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 6 The Waterside is a beautifully presented three bedroom town house in excellent modern condition throughout, situated in a quiet City centre location close to all amenities. Recently refurbished and extended, the property offers generous living accommodation over three floors with excellent ground floor kitchen and living areas. The ground includes a cleverly designed kitchen extension to the rear with large feature sky light and large double doors to an enclosed rear yard. The upper floors comprise of master bedroom at first floor level with full en-suite bathroom, with one further double bedroom at second floor level with en-suite shower room, and one large single bedroom. In turn-key condition this stunning town-house is bright and spacious in a beautiful city centre location overlooking the river.

## LOCATION

This property is ideally located in the city on the Waterside between Catherine St. and John St. The Waterside overlooks St. Johns river and the gas works car park, and is a short stroll from The Peoples Park and all City Centre amenities.

**ASKING PRICE €189,000**

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







## ACCOMMODATION

**Entrance Hall**                      **8.30 x 1.69**  
Laminate wood flooring. Recessed Lighting

**Living Room**                        **6.67 x 3.34**  
Laminate wood flooring. Stanley wood burning stove. Curtains to window.

**Kitchen/Diner**                      **7.30 x 3.22**  
Laminate wood flooring. Fitted kitchen with tiled splashback. Double doors to rear paved yard. Skylight. Curtains to double doors.

**Utility**                                **1.87 x 1.01**  
Tiled flooring. Plumbed for washing machine.

**WC**                                      **1.62 x 1.01**  
Tiled flooring. WC. WHB.

### First Floor

**Bedroom 1**                            **5.11 x 3.51**  
Carpet flooring. Blinds and curtains to windows. Door to bathroom

**Bathroom**                            **2.78 x 3.13**  
Tiled flooring. WC. WHB. Bath. Corner shower unit with tiled walls and glass doors. Heated towel rail.

### Second Floor

**Bedroom 2**                            **3.89 x 3.25**  
Carpet flooring. Blinds and curtains to windows.

**En-Suite**                              **2.90 x 1.10**  
Tiled flooring. WC. WHB. Power shower.

**Bedroom 3**                            **2.71 x 3.18**  
Carpet flooring. Blinds and curtains to window.

## FEATURES

Modern town-house in excellent turn-key condition  
Ideally located on the Waterside, close to the Peoples Park and all City Centre amenities  
Excellent living accommodation over three floors  
Cleverly designed kitchen extension with feature sky light and double doors to rear yard  
Gas fired central heating  
uPVC double glazed windows

## BER

Rating: C2  
BER No.: 101061141  
EPI: 194.53kWh/msq/yr



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