



No. 49 Mount Suir, Gracedieu, Waterford. X91 YDK7.

For Sale

€185,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's: 3
Size: c. 101 sqm. /c. 1087 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD
DNG

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DESCRIPTION

Excellent three bedroom end of terrace family home situated in the popular residential estate of Mount Suir, Gracedieu, Waterford. The property has the benefit of gas fired central heating, double glazed windows and spacious front and rear gardens with cobblelock driveway to the front. The property comprises of an Entrance hall, Sittingroom, kitchen/diner, downstairs toilet, 3 bedrooms including Master bedroom with En suite and bathroom. The property would make an excellent family home or for the discerning investor.

LOCATION

Located off the Carrickpherish & Gracedieu Road, directly adjacent to the new Carrickpherish Library within minutes of Waterford Industrial Estate, Cleaboy Business Park, with a choice of excellent schools nearby. Waterford City centre is a short drive away.

ASKING PRICE €185,000

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



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ACCOMODATION

Entrance hall

5.27 x 2.06

With marble tiled flooring

Sitting Room

5.29 x 3.66

Oak flooring, open fireplace, blinds, double doors to kitchen/diner.

Kitchen/diner

5.74 x 4.68

Open plan kitchen diner with marble tiled flooring, fitted kitchen with integrated oven, hob and extractor, double doors to rear patio and garden.

Downstairs WC

Wc, Whb with marble tiled flooring.

Stairs and landing in carpet

Master Bedroom

3.87 x 3.08

Double bedroom with carpet flooring and blinds.

En suite

2.38 x 1.95

Wc, whb and electric shower. Tiled Flooring.

Bedroom 2

3.54 x 3.26

Double bedroom with carpet flooring, fitted wardrobes and blinds.

Bedroom 3

3.16 x 2.38

Single bedroom with carpet flooring and blinds.

Bathroom

2.36 x 1.78

Wc, Whb and bath. Fully tiled throughout.

GARDEN

Front garden with cobblelock driveway and spacious rear garden with patio area.

FEATURES

Gas fired central heating

PVC double glazing

BER

Rating: C1

BER No.: 111562765

EPI: 174.37 kWh/msq/yr



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