



No. 18 The Crescent, Fairfield Park, Waterford. X91TVW8.

For Sale

€165,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 98 sqm. /c. 1,055sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious three bedroom semi-detached home situated within the popular development of Fairfield Park in the Kilcohan area on the outskirts of Waterford City. The property would make an excellent family home or for the discerning investor would have excellent rental potential. It comprises of an entrance hallway, spacious sitting room, w.c., open plan kitchen/diner with sliding doors to rear garden. First floor accommodation comprises three bedrooms, all with built-in wardrobes, including master bedroom with En-suite shower room and bathroom. The property has lawn garden to the front with off street parking & to the rear it has a garden in lawn with a patio area. The property benefits from a gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffit.

LOCATION

The property is ideally situated within the estate overlooking a green area and just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

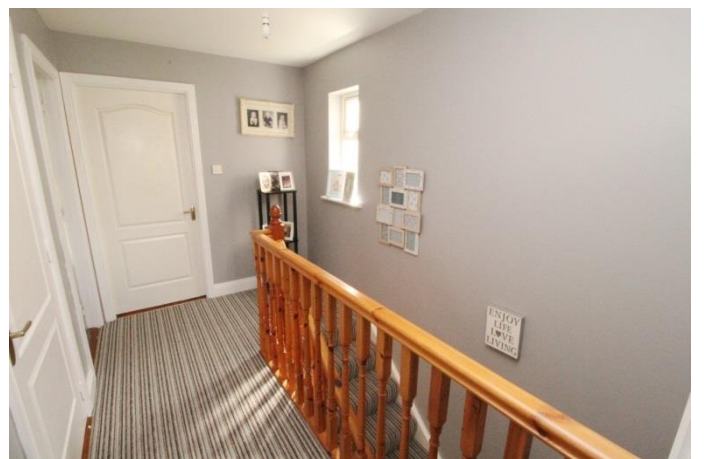
ASKING PRICE €165,000

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



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ACCOMMODATION

Entrance hall With solid timber flooring.	1.92 x 5.27
Living Room With solid timber flooring, open fireplace with oak surround, blinds to window.	3.64 x 5.69
Kitchen/Diner With tiled flooring, fitted kitchen, sliding doors to rear garden and cobble lock patio.	3.17 x 5.48
Downstairs W.C. With tiled flooring, W.C., W.H.B.	1.08 x 2.31
Stairs and landing in carpet	
Bedroom 1 With laminate wood flooring, fitted wardrobes, curtains to window.	3.38 x 3.36
Ensuite With tiled flooring, W.C.,W.H.B., tiled Shower Unit with Electric shower.	1.40 x 2.61
Bedroom 2 With laminate wood flooring, fitted wardrobes, blinds to window.	4.59 x 3.61
Bedroom 3 With laminate wood flooring, fitted wardrobes, curtains to window.	2.88 x 2.49
Bathroom With solid timber flooring, W.C., W.H.B., Bath.	2.48 x 2.08

GARDEN

Lawn to the front with off street parking. Garden to the rear in lawn with cobble lock patio area.

FEATURES

Gas fired central heating
uPVC double glazed windows
Overlooking a green area
Off Street parking

BER

Rating: D1
BER No.: 101595098
EPI: 229.82 kWh/msq/yr

