



Beautiful 3 bed, Semi-detached home

70 Ursuline Court, Ballytruckle Waterford City, Waterford



Guide Price €175,000 ↓ €10,000

↓↓MLS ID:
770821001-1032

 Bedrooms:	3
 Bathrooms:	2
 Floors:	2

 Total SqM:	94.39
 Year Build:	1985

Semi-detached House - For Sale - Waterford City

No 70 Ursuline Court is a beautiful 3 bedroom 2 bathroom semi detached home in a much sought after mature residential area of Waterford City and is presented to the market in excellent condition.

Accommodation on the ground floor includes entrance hall, living room with gas fireplace, kitchen/dining room with access to the garden, two bedrooms with one en-suite. The first floor consists of a large double bedroom with built in wardrobes and family bathroom.

Ursuline Court is ideally located on the inner ring road with immediate access to the Ursuline schools, SuperValue shopping centre, the Kingfisher leisure centre and a host of amenities. Heating is gas fired and windows are double glazed PVC and the property has a D1 energy rating.

Private Parking is available to the front with a large side access to an enclosed low maintenance private rear garden. This will make a fantastic starter home or will ideally suit the needs of someone looking to downsize to a convenient and well-serviced area just minutes from the city.

Features:

✓ Garden

Energy Efficiency



235.62 kWh/m² per year

Rooms:

Entrance Hall Carpeted entrance hall	1.40 x 3.20
Bedroom 1 Carpeted floor	3.00 x 4.00
Sitting Room Carpeted floor, gas fire	4.50 x 3.30
Kitchen Tiled floor, wall & under counter fitted units	3.25 x 4.30
Bathroom Wet room with electric shower, WC & WHB	1.10 x 2.80
Landing Carpeted stairs to landing, Access to attic on landing	3.25 x 3.00
Bedroom 2 Carpeted with fully fitted wardrobes	3.30 x 5.30
Bedroom 3 Carpeted	3.00 x 2.90
Bathroom Bath, WC & WHB, part tiled walls & tiled floor	1.10 x 2.80

2

Gallery



Broker/Owner



Margaret Fogarty MIPAV MMCEIP TRV

Broker Owner,

RE/MAX Property Specialists

3 Parnell Street

Waterford.

X91 X4XD

Auctioneers | Estate Agents | Valuer

Mobile 086 8280021

Email: margaretfogarty@remax.ie

Licence No. 001308-001351

Awarded:

RE/MAX Hall of fame 2018

RE/MAX Platinum Club 2017

RE/MAX 100% Club 2016

No. 2 Agent in Europe Award of Excellence 2013

