



No. 11 St. Alphonsus Road, Waterford. X91 FT0A.

For Sale

€145,000

Bedrooms: 2/3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 71sq.m. /c. 764sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

No. 11 St Alphonsus Road is a bright and spacious home in a sought after area just off lower Newtown and Passage Road. The property comprises of entrance hallway, sitting/bedroom 3, living room, kitchen/diner, utility room and bathroom and on the first floor two double bedrooms. To the rear of the property is a sunny patio and deck area. Viewing of this property is highly recommended.

LOCATION

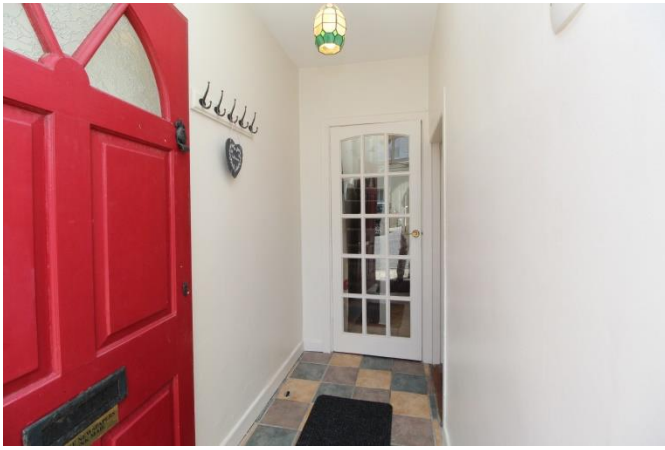
Ideally located in the Newtown Area of Waterford City. The property is within minutes walking distance of the People's Park and Waterford City Centre with a host of local amenities, schools, shops and sports facilities.

ASKING PRICE €145,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

ACCOMMODATION

Entrance Hall 2.54 x 1.19

Tiled flooring

Living Room/Bedroom 3 3.16 x 2.74

Blinds and curtains to window

Sitting Room 2.80 x 4.40

Timber flooring. Cast iron fireplace with tiled inset and granite hearth

Utility Room 2.30 x 1.30

Tiled flooring. Fitted units for storage

Bathroom 2.62 x 2.16

Linoleum flooring. WC. WHB. Bath with electric shower overhead. Recessed lighting

Kitchen/Diner 7.11 x 2.20

Tiled flooring. Fitted kitchen units. Back to door to deck and patio

Bedroom 1 4.40 x 2.64

Wood flooring. Blinds to window

Bedroom 2 3.00 x 2.68

Wood flooring. Curtains to window

GARDEN

Sunny rear garden paving with a deck area.

FEATURES

uPVC double glazed windows

Gas fired central heating

Bright and spacious home

Great location

Sunny rear patio garden

BER

Rating: D2

BER No.: 101167369

EPI: 282.31kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.