



Nadeen, Barrack Street, Passage East, Co. Waterford. X91W9F5.

For Sale

€155,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 88.28 sqm. /c. 950 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Recently renovated and refurbished mid terrace three bedroom home, located in the heart of Passage East in Co. Waterford. Passage East is a charming fishing Village with its own harbour and beach, located c. 12km from Waterford City on the banks of the River Suir Estuary. 'Nadeen' is a spacious three bedroom property extending to c. 88 Sqm and comprises of entrance hall, living room, kitchen, three upstairs bedrooms and main bathroom. The property has a fully enclosed rear yard terrace and ample on-street parking to the front. In excellent condition throughout, this property would make an ideal starter home or holiday home alike. Ideal for the boating enthusiast with both a slip way and harbour in close proximity, with many boating destinations close by both up and down river, including New Ross, St. Mullins and Inistioge up river and Ballyhack, Duncannon, Dunmore East and Kilmore Quay down river and close coastal. For further information and viewing arrangements, contact sole selling agents DNG Reid and Coppinger.

LOCATION

Located just off the square in the picturesque fishing village of Passage East. Passage East is home to the Passage East Car Ferry giving easy access to south Co. Wexford and Rosslare. Passage East is also situated c. 6 km from Woodstown Beach, and c. 13km from Dunmore East.

ASKING PRICE €155,000

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



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ACCOMMODATION

Entrance Hall:

Moroccan style tiled flooring **1.76 x 0.99**
Cloaks

Living Room:

5.78 x 3.99
Laminate wood flooring. Large open living area to the front elevation, Stanley solid fuel stove with marble pedestal, venetian blinds to windows.

Kitchen:

5.95 x 1.85
Laminate wood flooring. Handmade painted fitted kitchen with granite work surfaces. S/steel sink unit, electric oven, fridge freezer and washing machine. Roller blinds to windows. Wall mounted fold out dining table. Patio door to rear yard and terrace.

Stairs and Landing:

Traditional painted stair case with painted timber threads. Gallery around landing area. Carpet flooring to landing.

Bedroom 1:

3.24 x 2.34
Double bedroom with carpet flooring, venetian blinds, fitted wardrobe with hanging space and shelving.

Bedroom 2:

3.28 x 2.31
Single bedroom with carpet flooring. Venetian blinds to window.

Bedroom 3:

3.61 x 1.61
Large single bedroom with carpet flooring. Venetian blinds to window.

Main Shower Room:

2.46 x 2.39
WC, WHB and Shower. Moroccan styled floor and wall tiling to shower and Whb. Large shower with glass enclosure and electric shower unit.

GARDEN

East facing garden terrace off kitchen. Raised stone finished bedding. Boiler house.

FEATURES

Ideally located in the charming coastal village of Passage East.
Charming mid-terrace home with appeal and character
Easy walking distance to the beach and harbour
Plentiful walks and rural scenery in close proximity
Ideal starter home or holiday home alike
Oil fired central heating
Double glazed teak windows

BER

Rating: F
BER No.: 101315505
EPI: 390.95 kWh/msq/yr



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