



## Aisling, No. 72 Marian Park, Waterford. X91NCN4.

**For Sale**

**€235,000**

**Bedrooms:** 4/5  
**Reception Rooms:** 3  
**Bathroom's / WC's** 1  
**Size:** c. 155 sqm. /c. 1,668 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Attractive four bedroom semi-detached two storey dormer bungalow with three reception rooms offering spacious living. In excellent condition throughout having been extremely well maintained, the property has the benefit of uPVC double glazing, uPVC fascia and soffits, and gas fired central heating with a newly installed gas boiler. The property comprises of entrance hall, large living room, sitting room, sunroom, kitchen, shower room, three bedrooms and office /bedroom. First floor level comprises of two double bedrooms. The property has a private rear manicured garden with walled boundary and mature plants and shrubs, while the front garden also is in lawn with a walled boundary and large cobble lock driveway. The property has a garage to the side and a garden greenhouse also to the rear. This well-proportioned property would make a fantastic home and is ready for immediate occupation.

## LOCATION

Ideally located in Waterford's Western Suburbs, Marian Park is a sought after mature residential estate which is situated in close proximity to a host of local amenities, shops, schools and sports facilities. The property is also located a short distance from the Waterford IDA Industrial estate, Waterford Institute of Technology and the WIT Sports Arena. The property is also on a bus route and is within close proximity to the Outer Ring-Road, the N25 Waterford to Cork/Rosslare Road, and the M9 Waterford to Dublin Rd. via the new Southlink bridge.

**ASKING PRICE €235,000**

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



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## ACCOMMODATION

### Entrance Porch 2.26 x 2.78

Tiled flooring.

### Entrance Hall 4.25 x 1.38

Laminate wood flooring.

### Living Room 4.07 x 3.67

Solid wood flooring. Open fireplace with wood burning stove. Curtains and blinds to window. Coving to ceiling.

### Lounge 5.53 x 3.18

Semi solid wood flooring. Free standing wood burning stove. Double doors to Sun Room. Doubled doors to kitchen/diner.

### Sun Room 4.72 x 2.78

Semi solid wood flooring. Double doors to rear garden.

### Kitchen/Diner 5.32 x 4.32

Tiled flooring. Fitted kitchen with integrated oven and hob. Blinds to window. Recessed lighting.

### Bedroom 1 4.21 x 3.51

Carpet flooring. Blinds and curtains to window

### Bedroom 2 3.55 x 3.12

Carpet flooring. Blinds to window.

### Bedroom 3 3.14 x 2.38

Solid wooden flooring. Blinds and curtains to window

### Shower Room 2.08 x 1.88

Wet room – Tiled flooring. WC. WHB with vanity unit. Electric shower. Walls tiled from floor to ceiling.

## FIRST FLOOR

### Bedroom 4 4.29 x 3.43

Carpet flooring. Curtains to window.

### Bedroom 5 4.57 x 3.40

Carpet flooring. Velux window.

The logo for dng.ie, featuring the text "dng.ie" in white lowercase letters inside a red circle.

## GARDEN

Garden in lawn to the front with large cobble lock driveway, manicured lawn to the rear with patio area, barna building and green house.

## FEATURES

Superb location

uPVC double glazed windows, facia and soffits

Newly installed natural gas boiler

Recently fitted modern bathroom suite

Cobble lock driveway

## BER

Rating: E1

BER No.: 112789524

EPI: 316.57 kWh/msq/yr



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