

For Sale

Shalimar, No. 50 Viewmount Park, Dunmore Road, Waterford



Shalimar is a sizable three bedroom semi-detached three bedroom two storey property, ideally located in the mature development of Viewmount Park on the Dunmore Road. Situated just a short distance from Waterford City, the property is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres and has easy access to all routes including the IDA Industrial estate via the outer ring road. In need of some modernisation, the property has the benefit of uPVC double glazed windows throughout, recently fitted kitchen, utility and full downstairs shower room, as well as two large reception rooms. The property comprises entrance hall, living room, sitting room, kitchen, utility area and wc, three bedrooms and main bathroom. Set on a generously proportion site, the property has mature gardens front and rear and off street off street parking for two cars. Offering enormous potential, this charming property offers the first time buyer and down sizers alike, the opportunity to acquire an affordable property within a mature housing development within walking distance of a host of local amenities. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 108535931

Asking Price €175,000

PSRA Registration No. 00215

Accommodation

Entrance Hall & Porch

Living Room

4.20 x 3.99

Carpet flooring. Marble fireplace. Coving to ceiling

Sitting Room

6.23 x 3.52

Carpet flooring. Patio doors to rear garden

WC/Shower Room

2.01 x 2.19

Tiled flooring. WC. Whb. Walls tiled from floor to ceiling

Kitchen

5.07 x 2.42

Tiled flooring. New shaker style fitted kitchen. Fitted hot and stainless steel over and microwave. Integrated dishwasher.

Utility Area

Tiled flooring. Plumbed for washing machine and dryer.

Bedroom 1

4.11 x 3.46

Carpet flooring. Fitted sliderobe wardrobes

Bedroom 2

3.94 x 3.04

Carpet flooring. Fitted wardrobes

Bedroom 3

3.10 x 2.62

Carpet flooring.

Bathroom

2.41 x 1.87

Lino flooring. WC. Whb. Shower

Garden

Spacious front and rear garden. Block built garden shed to rear.

Features

Off street parking for two cars.

uPVC Double Glazed Windows throughout

Phonewatch Alarm

Heating:

Combination of Electric Storage & Oil Fired Central Heating

BER:

Rating D1

BER No. 108535931

EPI: 233.76

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015







DUBLIN NEWMAN ROAD

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THOMAS REID

FOR SALE

www.dng.ie tel. 051 852233

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