



**No. 12 Kenure Court, Powerscourt, Waterford X91YR8A**

**For Sale**

**€185,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c.75sqm. /c.807sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

**THOMAS REID**

16 Lombard Street  
Waterford

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## DESCRIPTION

A rare opportunity to acquire a three bedroom semi-detached bungalow on the Dunmore Road with a large corner site, set in a private cul-de-sac. The property has the benefit of off street parking for two or more cars, with a selection of outbuildings and a large rear garden with wide side entrance. This large site allows the purchaser the possibility to further extend the property to provide extra living accommodation or a detached garage, subject to the appropriate planning permission. The property has a south facing rear garden, and is bounded by a private wooded area to the west giving privacy and shelter. Accommodation comprises of an entrance hall, living room, kitchen with dining area, three bedrooms and main bathroom. Externally the property has an outside WC, garden shed, boiler room and a garden room for reading or relaxing. The property has the benefit of uPVC double glazing and oil fired central heating. Mains gas is also available for connection and the property has a facility for bottled gas use for cooking and a gas fire.

## LOCATION

Situated in the extremely popular Dunmore Road area, the property is ideally located within easy walking distance of Waterford University Hospital, Tesco and Ardkeen shopping Centres and a host of other local amenities.

**ASKING PRICE €185,000**

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



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## ACCOMODATION

### Entrance Hall

Carpet Flooring. Cloaks.

### Living Room

3.83 x 5.31

Carpet flooring. Marble fireplace with gas fire. Curtains to window

### Kitchen/Diner

4.17 x 2.81

Lino flooring. Fitted kitchen with ground and eye level units. Tiled splash back.

Hot Press

### Bedroom 1

3.07 x 2.87

Carpet flooring. Fitted Wardrobes. Curtains to window

### Bedroom 2

2.28 x 2.90

Carpet flooring. Curtains to window

### Bedroom 3 / (Currently dining room)

3.08 x 2.87

Carpet flooring. Fitted Wardrobes. Curtains to window

### Main Bathroom

WC, Whb, Bath. Tiled around bath. Shower over bath.

## GARDEN

South facing rear garden with mature hedging and shrubbery. Large paved patio area. Green House.

Garden room / sunroom. Outside WC. Garden shed and boiler room. Front garden in lawn with beautiful mature planting. Driveway with parking for two or more cars. Vehicular access to the rear.

## FEATURES

Large corner site

Off street parking for two or more cars

Large side entrance with vehicular access

uPVC double glazing, fascia and soffits

## BER

Rating: D2

BER No.: 109962282

EPI: 271.6kWh/m2/yr



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