



No. 80 Poleberry, Waterford. X91 DPX3.

For Sale

€139,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 60sqm. /c. 646sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
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DESCRIPTION

Extended two bedroom single storey residence, ideally located in the Poleberry area of Waterford City within walking distance of a host of local amenities. The property comprises of entrance hall, living room, two double bedrooms and main bathroom. The property has the benefit of uPVC double glazed windows and doors, together with a modern gas fired central heating system and solid fuel stove to the living room. The property is in excellent condition throughout and would make an ideal starter home or investment property alike.

LOCATION

The property is ideally located in the popular residential area of Poleberry in Waterford City. It is centrally situated within walking distance of the City Centre and all amenities including primary and secondary schools, local shops including Tesco Poleberry, TK Maxx, Odeon Cinema and is serviced by a regular bus service.

ASKING PRICE €139,000

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





ACCOMMODATION

Entrance Porch 1.31 x 1.12

Tiled flooring.

Living Room 4.70 x 3.90

Laminate wood flooring. Fireplace with stove.

Kitchen/Diner 4.06 x 2.98

Tiled flooring. Fitted kitchen.

Bedroom 1 2.58 x 3.21

Laminate wood flooring. Curtains to window.

Bedroom 2 2.71 x 3.91

Laminate wood flooring. Curtains to window

Bathroom 2.88 x 1.78

Tiled flooring. WC. WHB. Bath. Electric shower. Walls tiled from floor to ceiling.

FEATURES

Superb location within walking distance of a host of local amenities

Modern Gas Fired central heating

Two double bedrooms

Fully alarmed

Rear yard

BER

Rating: D2

BER No.: 105423255

EPI: 265.48kWh/msq/yr



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