



No. 27 Avondale Lawn, Avondale, Waterford. X91R81V.

For Sale

€195,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 3
Size: c. 130 sqm. /c. 1,400 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

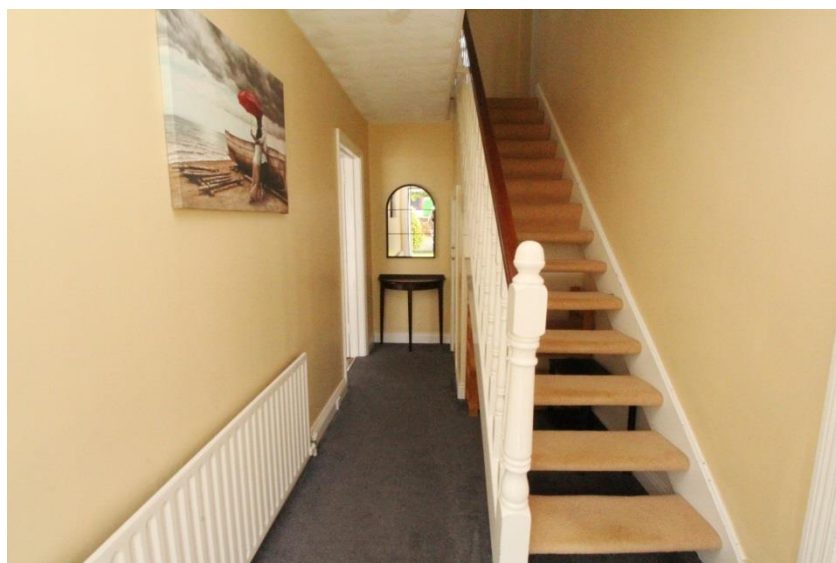
Generous four bedroom semi-detached property, located on the front of Avondale Lawn, in Kilcohan, Waterford City. The property is a bright spacious home in a superb location. The property consists of entrance porch, entrance hall, living room, kitchen, dining area, downstairs WC. On the first floor there are three generous double bedrooms and a single bedroom with main en-suite and a main bathroom. Outdoors, the property offers a spacious west-facing rear yard with a block built garden shed, and a mature front garden in lawn with planted shrubbery and gated off-street parking.

LOCATION

The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €195,000

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



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ACCOMODATION

Entrance Porch

Tiled flooring. Sliding double glazed door.

Entrance Hall

Carpet flooring. Storage under stairs.

Living Room 7.36 x 3.81

Carpet flooring. Feature cast iron fireplace with mahogany surround. Gas fire inset. Service hatch from kitchen. Sliding patio door to rear patio area and yard. This is a large living room, sub dividable into two rooms.

Kitchen 4.69 x 2.41

Linoleum flooring. Fitted kitchen with ground and eye level units. Breakfast bar.

Dining Area 5.05 x 2.69

Linoleum flooring. Exposed timber beam detail to ceiling.

Rear Hallway 2.11 x 1.80

Carpet tiled flooring. WC. WHB.

Stairs and Landing in Carpet

Bedroom 1 2.67 x 5.57

Carpet flooring. Extensive fitted wardrobes

En-Suite

Tiled flooring. WC. WHB with vanity unit. Bath and separate shower.

Bedroom 2 3.26 x 3.64

Carpet flooring. Extensive fitted wardrobes

Bedroom 3 3.00 x 3.54

Carpet flooring. Fitted wardrobes.

Bedroom 4 2.43 x 2.43

Carpet flooring. Fitted wardrobes.



GARDEN

Mature Garden to front in lawn with gated entrance and off street parking. Patio area to rear. Side entrance to rear Garden in concrete. Block built garden shed.

FEATURES

Gas Fired Central Heating
West Facing Rear Garden
Concrete Yard
Side Entrance to Rear Yard

BER

Rating: D1
BER No.: 101943934
EPI: 246.93kWh/msq/yr



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