



## No. 40 John's Hill, Waterford. X91 AK5X

**For Sale**

**€165,000**

**Bedrooms:** 2  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** C. 64 sq.m. /c. sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Superb two bed, two bath, end of terrace house, No. 40 John's Hill would make an excellent starter home / investment due to its central location. The property is in walk in condition having been recently refurbished throughout to a high standard including re-wiring and re-plumbing, and has the benefit of gas fired central heating and uPVC double glazed windows. The property comprises of entrance to sitting room, living room, kitchen/diner, shower room with two bedrooms and a toilet on first floor. To the rear of the property there is a large garden.

## LOCATION

Ideally located in the sought after residential area of John's Hill, Waterford City within walking distance of the City centre, the People's Park, and a range of excellent schools on the door step which includes Newtown School, De La Salle primary and secondary schools and St. John of Gods primary school.

**ASKING PRICE €165,000**

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

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## ACCOMMODATION

### **Sitting Room** **5.63 x 3.12**

Wood flooring. Open fireplace. Recess lighting.

### **Living Room** **4.29 x 3.25**

Wood flooring. Feature window which overlooks the large garden to the rear.

### **Kitchen/Diner** **4.22 x 2.58**

Wood flooring. Fitted kitchen with integrated hob, oven, dishwasher and fridge freezer. Blinds to window.

### **Shower Room** **2.38 x 1.80**

Tiled floor and walls to ceiling. WC, WHB with vanity unit, double shower unit with glass door and electric T90 shower unit.

### **Stairs in carpet**

### **Bedroom 1** **3.11 x 3.22**

Carpet flooring. Blinds to window.

### **Bedroom 2** **2.55 x 1.90**

Carpet flooring.

### **WC** **1.55 x 0.75**

Linoleum flooring. WC, WHB with vanity unit.

## GARDEN

Large rear garden in lawn with patio and garden shed

## FEATURES

Fully alarmed

Gas fired central heating

Excellent starter home/investment opportunity

uPVC double glazed windows and doors

Large rear garden

## BER

Rating: D2

BER No.: 108572769

EPI: 275.49 kWh/msq/yr



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