



No. 9 Meadowbank, Baile Na nDeise, Waterford. X91N7EP.

For Sale

€219,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 2
Size c. 95 sq.m. /c. 1,022 sq.ft.



PSRA Licence Number: 004069



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Waterford
051852233

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DESCRIPTION

Attractive three bedroom two storey semi-detached residence extending to c. 95 Sqm. situated just off the Cork Road in Waterford City's Western suburbs. The property comprises of entrance hall, living room, kitchen/diner, downstairs WC, three generous bedrooms with en-suite shower room to master bedroom, from bedroom one and bedroom two, and main bathroom. In excellent condition throughout, this spacious three-bedroom property offers excellent living accommodation with generous outdoor space, with gardens in lawn to the rear and off-street parking to the front with cobble-lock driveway and lawned garden with mature hedging. Heating to the property is provided by a gas fired central heating system and all windows are PVC double glazed. In walk in condition, this excellent property would make an ideal investment property or family home alike.

LOCATION

The property is located just off the Cork Road in Waterford City's Western suburbs and is situated within easy reach of the Waterford IDA Industrial Estate, the South-East Technical University, the outer ring road, and a host of local amenities and transport links. The property is situated in a highly accessible location with easy access to all major routes.

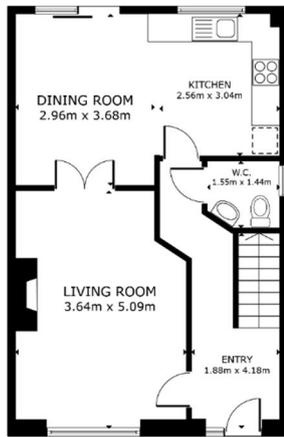
ASKING PRICE €219,000

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



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GROSS INTERNAL AREA
 FLOOR 1 18.8 m² FLOOR 2 45.8 m²
 TOTAL : 64.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ACCOMMODATION

Entrance Hall

Tiled flooring. Storage under stairs.

W.C. 1.54 x 1.43

WC, WHB. Tiled floor.

Living Room 4.98 x 3.56

Tiled floor, marble fireplace with pine wood surround and gas fire. Double doors to kitchen.

Kitchen/Diner 5.45 x 3.48

Shaker style fitted kitchen with ground and eye level units. Tiled floor and splash back. Sliding patio door to rear garden.

Stairs and landing in carpet.

Stira attic stairs.

Bedroom 1 3.41 x 3.48

Carpet flooring. Fitted wardrobes.

En Suite

WC, WHB, shower. Tiled floor and walls around shower. Glass shower enclosure with electric shower unit.

Bedroom 2 3.11 x 4.06

Carpet flooring. fitted wardrobes.

Bedroom 3 2.93 x 2.86

Carpet flooring. fitted wardrobes.

Hot Press

Shelving throughout. Factory insulated cylinder.

Main Bathroom 2.18 x 1.99

WC, WHB, Bath. Tiled floor and walls around shower.

Shower mixer to bath.



GARDEN

Gardens in lawn front and rear. South facing rear garden. Cobble-lock driveway to front with off street parking.

BER

Rating: B3

BER No.: 116685330

EPI: 130.68 kWh/msq/yr

FEATURES

Spacious three bedroom semi-detached property

Ideally located close a host of local amenities

Within easy reach of the outer ring road and all major routes

Gas fired central heating

PVC double glazing



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