

## For Sale

### No. 178 Viewmount Park, Waterford



Detached three/four bedroom two storey property on a very large site located in Viewmount Park. Situated on the Dunmore Road, just a short distance from Waterford City, the property is within easy walking distance of Waterford University Hospital, Tesco and Ardkeen Shopping Centres and has easy access to the outer ring road. The property comprises entrance hall, living room, kitchen, Utility with wc, a down stairs bedroom/study, three upstairs bedrooms and main bathroom. The property offers a unique opportunity to acquire a detached home in a mature established private residential development at a very reasonable price level. In need of some modernisation, the property has enormous potential and benefits greatly from a sizable rear garden which would make the property ideally suitable for a rear extension, subject to planning permission. For further information and viewing arrangements, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 106933849**

**Asking Price € 138,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled flooring.

### **Living Room**

Oak Wooden floor. Brick fireplace with open fire.

3.97 x 3.47

### **Kitchen**

Tiled flooring. Cottage pine fitted kitchen with round and eye level units with tiled splash back.

3.43 x 3.26

### **Dining**

Tiled flooring. Sliding patio door to rear garden.

2.68 x 3.54

### **Utility**

Tiled floor. Plumbed for washing machine and dryer. WC.

### **Bedroom 4/Study**

Laminate wood flooring.

5.93 x 2.33

### **Stairs and Landing**

Carpet flooring.

### **Bedroom 1**

Laminate wood flooring. Fitted wardrobes.

3.32 x 3.43

### **Bedroom 2**

Laminate wood flooring. Fitted wardrobes.

3.60 x 2.66

### **Bedroom 3**

Laminate wood flooring. Fitted wardrobes.

2.43 x 2.74

### **Main Bathroom**

Tiled floor WC. Whb. Shower. Tiled walls to ceiling. Radiator.

### **Garden**

Off-Street parking to front with gardens in lawn. Rear Garden in lawn with detached garage.

### **Features**

Large site with potential for extension subject to the appropriate Planning Permission.  
uPVC double glazing (partially)

### **Heating:**

Gas fired central heating

### **BER:**

Rating           E1  
BER No.         106933849  
EPI:             kWh/m2/yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PRSA License No. 002015**







GOOD INMHAIN SYDROD

# DNG

THOMAS REID  
**FOR SALE**

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