



No. 30 The Glen, Waterford. X91 RYF6.

For Sale

€199,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 135 sq.m. /c. 1,453 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Magnificent Victorian family home in walk-in condition situated in the mature & popular location of The Glen in the heart of Waterford City. This charming property has been restored over recent years to include some original features. The accommodation comprises of entrance hallway, living room, open plan kitchen/diner/lounge and utility room. First floor master bedroom with walk in wardrobe / bedroom 4 and spacious bathroom. Second floor two bedrooms and shower room. The property benefits from uPVC double glazed sash windows and dual central heating with gas & Stanley stove heating. Rear garden with raised patio & mature shrubbery.

LOCATION

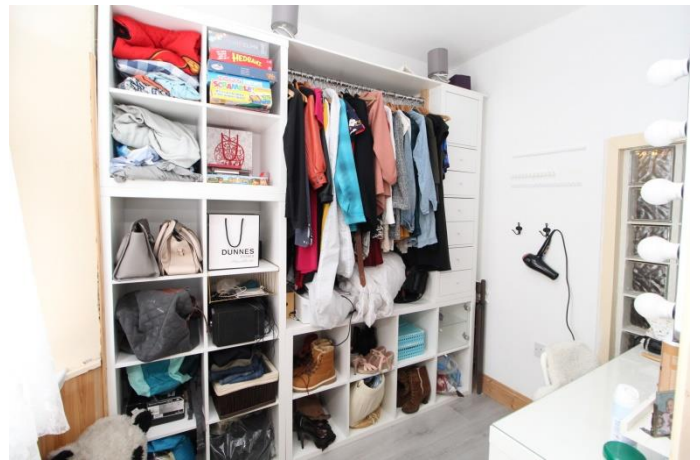
The property is located in the popular mature location Of The Glen in the heart of Waterford City centre within minutes of the national bus and rail network, Waterford Greenway and Waterford City Centre. The Hyper Supervalu Shopping Centre which comprises of Caulfield's Supervalu and the Mercy Convent Primary and Post Primary schools are on the door step.

ASKING PRICE €199,000

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



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ACCOMMODATION

Entrance Hall 7.29 x 1.79

Laminate wood flooring. Coving to ceiling.

Living Room 4.38 x 3.82

Laminate wood flooring. Open fireplace, with Stanley stove with back boiler to heat radiators with black granite hearth. Coving to ceiling.

Kitchen/Diner 4.06 x 3.50

Linoleum flooring. Fitted high gloss cream kitchen.

Lounge Room 3.20 x 3.15

Linoleum flooring. French doors to rear patio.

Utility 1.66 x 1.67

Laminate wood flooring. Door to rear of property

First Floor

Master Bedroom 4.03 x 3.89

Carpet flooring. Coving to ceiling. Curtains to windows.

Walk in Wardrobe 1.90 x 2.62

Laminate wood flooring.

Bathroom 3.93 x 3.38

Linoleum flooring. WC. WHB. Corner shower unit with electric shower. Jacuzzi bath. Walls tiled from floor to ceiling

Second Floor

Bedroom 2 4.75 x 2.81

Carpet flooring. Velux window.

Bedroom 3 2.72 x 4.13

Carpet flooring. Velux window.

Shower Room 2.69 x 1.53

Linoleum flooring. WC. WHB with vanity unit. Power Shower. Walls tiled around shower.



GARDEN

Enclosed patio garden with raised seating area. The garden has mature planting in raised beds.

FEATURES

Dual central heating.

PVC cream sash windows to the front with PVC double glazed windows to the rear of the property.

Ideal location close to a host of amenities

BER

Rating: **E1**

BER No.: **111505897**

EPI: **315.76 kWh/msq/yr**



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