



No. 102 Mount Sion Avenue, Waterford X91 FFP4

For Sale

€139,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: C. 78 sqm. /C. 840 sq.ft.



PSRA Licence Number: 004069

DNG

REID & COPPINGER



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Ideally located three bedroom end of terrace property with a large corner site offering excellent development potential subject to the relevant planning permission. The property in need of some updating but would make a great starter home or for the discerning investor would have excellent rental potential given its close proximity to all amenities. The property comprises of entrance hall, living room, kitchen/diner and shower room with w.c. First floor comprises three bedrooms. The property has the benefit of a side access, with generous rear garden and has the benefit of oil fired central heating. The property is situated in a terrace of similar type family homes in a mature sought after residential area. The property is on a bus route and is within minutes walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

LOCATION

The property is Ideally located in the popular residential area of Mount Sion Avenue in Waterford City, within walking distance of a host of local amenities, shops and eateries, as well as a choice of excellent schools nearby. The property is situated adjacent to Doyle street, Lower yellow road, Barrack street and also a short stroll away from the City Centre.

ASKING PRICE €139,000

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



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ACCOMMODATION

Entrance hall 6.28 x 2.03

Tiled flooring

Living Room 4.32 x 3.52

Laminate wood flooring, open fireplace with tiled surround.

Kitchen/Diner 3.13 x 2.73

Tiled flooring. White fitted kitchen with integrated hob.

Shower Room 1.98 x 1.88

W.C., W.H.B. with vanity unit. Electric shower. Tiled floor and walls to ceiling.

Stairs and Landing in carpet.

Bedroom 2 4.27 x 2.56

Laminate wood flooring

Bedroom 1 4.39 x 3.77

Laminate wood flooring, curtains to windows.

Bedroom 3 2.75 x 2.40

Laminate wood flooring.

GARDEN

Large garden to the rear in lawn.

Garden to the front in concrete offering ample off street car parking.

FEATURES

Ideally located close to all amenities

Oil fired central heating

Large corner site

Excellent development potential subject to relevant Planning Permission.

BER

Rating: D1

BER No.: 112531660

EPI: 247.06 kWh/msq/yr



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