



No. 26 St. Alphonsus Road, Waterford. X91 DP6X.

For Sale

€180,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 1
Size: c. 59 sq.m. /c. 635sq.ft.



DNG
DOUGLAS NEWMAN GOOD

REID & COPPINGER

PSRA Licence Number: 004069



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DESCRIPTION

No. 26 St Alphonsus Road would make an excellent starter home / investment due to its central location. The property is in need of modernisation but has the benefit of gas fired central heating and uPVC double glazing windows. The property comprises of entrance hallway, living room, sitting room, kitchen, shower room with three bedrooms on first floor. To the rear of the property there is a South facing garden with patio.

LOCATION

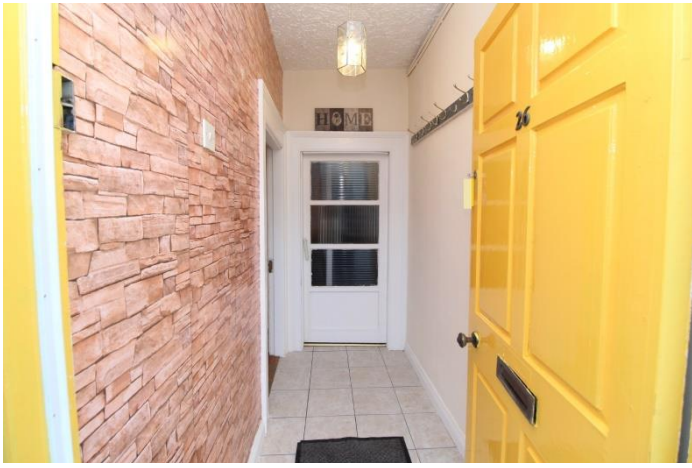
Within walking distance of schools, shops and sports facilities, No. 26 St. Alphonsus Road is located in a popular and mature residential area of Waterford City. The property is situated just a short distance from the Ardkeen Shopping Complex in the eastern suburbs as well as University Hospital Waterford. Adjacent to St John Of God School while Newtown, De La Salle and Waterpark primary and secondary schools are also within walking distance. Waterford city centre and the Peoples park is just a short stroll away.

ASKING PRICE €180,000

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



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ACCOMMODATION

Entrance Hall 2.50 x 1.15

Tiled flooring.

Living Room 3.21 x 2.63

Laminate timber flooring. Blinds to window.

Sitting Room 4.43 x 2.95

Laminate timber flooring. Open fireplace with gas fire.

Shower Room 1.53 x 1.59

Tiled flooring. WC, WHB and corner T90 electric shower with glass door, tiled to ceiling.

Stairs to first floor

Bedroom 1 2.83 x 3.20

Laminate timber flooring. Blinds to window.

Bedroom 2 3.00 x 2.39

Laminate timber flooring.

Bedroom 3 2.15 x 2.38

Laminate timber flooring. Blinds to window.

GARDEN

South facing rear garden with patio area

FEATURES

Sought after location

Gas fired central heating

South facing garden

Excellent starter home/investment opportunity

BER

Rating: D2

BER No.: 101947315

EPI: 296.03 kWh/msq/yr



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