



No. 9 Briot Walk, Templars Hall, Kilbarry, Waterford. X91DXA7.

For Sale

€189,000

Bedrooms: 5
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 129 sqm. /c. 1,388 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
DNG

REID & COPPINGER



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DESCRIPTION

Substantial four/ five bedroom detached house situated on a large corner site in the popular development of Templars Hall, in the Kilbarry area of Waterford City. The property comprises of entrance hall, kitchen/diner, living room, downstairs bedroom, downstairs WC with shower and utility room. First floor accommodation comprises four bedrooms including master bedroom with en-suite shower room and main bathroom. The property benefits from Gas fired central heating and uPVC double glazed windows and doors, and with a large corner site the property offers enormous potential for extension subject to the relevant Planning Permission. This property would make an excellent family home or Investment property alike.

LOCATION

The property is conveniently located in a Cul De Sac of similar type homes near to the entrance of the estate just off the main Cork Road. The property is in minutes of Waterford Institute of Technology, Tesco Lisduggan and main bus route which operates daily to Waterford City Centre.

ASKING PRICE €189,000

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



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ACCOMMODATION

Entrance Hall 6.47 x 1.92
Tiled flooring.

Living Room 5.82 x 3.64
Laminate wood flooring, open fireplace with Cast Iron insert and Oak surround, blinds to window.

Kitchen/Diner 5.82 x 3.25
Open plan with tiled flooring, fitted kitchen, sliding doors to large rear garden.

Utility Room 3.01 x 1.79
Tiled flooring, plumbed for washing machine and dryer.

Shower Room 2.56 x 1.14
Tiled floor and walls to ceiling. W.C., w.h.b. and electric shower.

Bedroom 5 5.12 x 2.74
Laminate wood flooring, fitted wardrobes, curtains to window.

Stairs and Landing in Carpet

Bedroom 1 4.47 x 2.91
Laminate wood flooring, fitted wardrobes, blind to window.

Ensuite 2.84 x 1.40
Tiled floor and walls to ceiling. W.C., w.h.b. and electric shower.

Bedroom 2 3.54 x 3.55
Laminate wood flooring, fitted wardrobes, blind to window.

Bedroom 3 6.10 x 2.81
Laminate wood flooring, fitted wardrobes, blind to window.

Bedroom 4 2.93 x 2.47
Laminate wood flooring, fitted wardrobes, blind to window.

Bathroom 2.42 x 1.97
Tiled floor and walls to ceiling. W.C., w.h.b., bath.



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GARDEN

Large corner site
Gardens in lawn front and rear
Off street parking

FEATURES

Large corner site
Detached residence
Gas fired central heating
Situated in a Cul de Sac
Superb location with excellent amenities

BER

Rating: C3
BER No.: 112325428
EPI: 215.11 kWh/msq/yr



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