

For Sale

No. 2 Sealy Close, Earls court, Waterford



Spacious three / four bedroom semi-detached property on a large site, situated in a much sought after location on the Dunmore Road in Waterford. Within easy walking distance of a host of local amenities, the property is within easy reach of Waterford University Hospital and is less than ten minutes drive from the city centre. This superb location is also within easy access of the outer-ring road giving easy access to the N25 and M9 Motorway and all major routes. Accommodation is set out with entrance hallway, living room, dining room, kitchen, utility, guest wc, garage conversion to study/Bedroom 4, three bedrooms upstairs and main bathroom. This semi-detached residence has the benefit of gas fired central heating, newly fitted wood grain uPVC double glazing windows. The property also has the benefit of a large private enclosed rear garden, and a large driveway to the front of the property with off-street parking for two cars. This property would make an ideal family home or investment property due to its convenient location. For further details or viewing arrangement, please call DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 100642669

Asking Price €145,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Carpet flooring. Radiator. Telephone point.

Living Room

3.47 x 4.23

Carpet flooring. Marble fireplace with mahogany surround with open fire.
Curtains to window. Double doors to dining room.

Dining Room

3.43 x 3.47

Carpet flooring. Curtains to window.

Kitchen

4.53 x 4.14

Laminate wood flooring. Cream shaker style fitted kitchen with ground and eye level units with tiled splash back. Fitted extract fan. Curtains to windows.

Utility Room

Laminate wood floor. Plumbed for washing machine and dryer. Fitted work surfaces.

WC

WC. Whb. Laminate wood flooring.

Study/Bedroom 4 – (Garage Conversion)

4.66 x 2.46

Carpet flooring. Curtains to window.

Stairs and Landing

Carpet flooring

Bedroom 1

3.57 x 3.05

Carpet flooring. Fitted wardrobes. Curtains to window.

Main Bathroom

2.53 x 2.22

WC. Whb. Bath. Shower mixer to bath

Bedroom 2

3.05 x 3.41

Carpet flooring. Curtains to window

Bedroom 3

2.42 x 2.23

Carpet flooring. Curtains to window

Garden

Large private rear garden

Features

Large well appointed site.
Off street parking for 2 cars.
Recently fitted woodgrain uPVC double glazing.
Private cul de sac.
Ideal investment or family home

Heating: Gas fired central heating

BER: Rating D2
BER No. 100642669
EPI: 290.29 kWh/m²/yr

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

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DOUGLAS NEWMAN GOOD

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FOR SALE

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