



## No. 9 Queen's Terrace, Barker Street, Waterford. X91P7KA.

**For Sale**

**€100,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 65sqm. /c. 699 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Three bed, two bathroom end of terrace two storey house which would make an excellent starter home or opportunity for a discerning investor due to it's close proximity to all amenities. The property comprises of entrance porch, spacious living room, kitchen, shower room with wc. The first floor comprises of three bedrooms. The property benefits from gas fired central heating and uPVC windows.

## LOCATION

The property is Ideally located in the popular residential area of Queens Terrace 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 Ballybricken, Thomas Hill, The Quay and also a short stroll away from the City Centre. The property is situated in a terrace of similar type family homes and is on a main bus route whilst being just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

**ASKING PRICE €100,000**

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







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## ACCOMMODATION

### Entrance Porch

Tiled flooring

### Living Room **4.87 x 3.33**

Laminate wood flooring. Open fire place with gas inset. Curtains to windows.

### Kitchen **3.04 x 2.99**

Tiled flooring. Fitted kitchen.

### Utility Room **1.77 x 2.98**

With separate entrance from Street.

### Shower Room **2.08 x 1.83**

Tiled flooring. WC. WHB. Electric shower.

### Bedroom 1 **3.32 x 3.33**

Laminate wood flooring. Curtains to window.

### Bedroom 2 **3.23 x 1.78**

Laminate wood flooring. Curtains to window.

### Bedroom 3 **3.39 x 2.11**

Laminate wood flooring. Curtains to window.

## BER

Rating: E2

BER No.: 112457122

EPI: 371.680kWh/msq/yr



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