



## No. 3 Morley Terrace, Waterford. X91 TC5X.

**For Sale**

**€249,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c.125 sq. m. /c. 1,345 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Stylish Victorian family home in walk-in condition situated in the mature sought after residential area of Morley Terrace on Gracedieu Road, Waterford City. This charming property has been carefully restored to the highest of standards to include some original features with a private rear garden and a garden room and also boasts a C3 BER Rating. The Accommodation comprises of entrance hall, living room, sitting room and kitchen, first floor includes three bedrooms, bathroom and a wc. Second floor has an attic room. Viewing comes highly recommend.

## LOCATION

The property is located in a much sought after location of Morley Terrace in Gracedieu, Waterford within minutes of the national bus and rail network, Waterford Greenway and Waterford City Centre. The Hypercentre Shopping Centre, the Mercy Convent Primary and Post Primary schools are on the door step along with a host of other amenities.

**ASKING PRICE 249,000**

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



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## ACCOMMODATION

### Entrance Hall 7.3 x 1.59

Laminate wood flooring. Original coving.

### Living Room 3.86 x 4.28

Laminate wood flooring. Open fireplace with cast iron surround. Original coving. Plantation blinds to windows.

### Sitting Room 4.00 x 3.40

Laminate wood flooring. Wall panelling. Original open fireplace with cast iron and tiled inset with tiles.

### Kitchen 4.30 x 2.83

Linoleum flooring. Fitted kitchen with gas oven and hob.

## FIRST FLOOR

### Shower Room 2.64 x 2.55

Tiled flooring. WC. WHB. Double shower with T80 electric shower. Walls tiled from floor to ceiling

### WC 1.39 x 0.77

Tiled flooring. WC. WHB.

### Bedroom 1 4.02 x 3.43

Laminate wood flooring. Wall panelling. Blind to window.

### Bedroom 2 3.99 x 3.87

Laminate flooring. Planation blinds and curtains to window.

### Bedroom 3 2.27 x 2.22

Wood flooring. Plantation blinds and curtains to window.

## SECOND FLOOR

### Attic Room 6.07 x 5.73

Carpet flooring. Velux window.

## GARDEN

Rear garden with patio and garden pond. Garden room. Barna shed.

## FEATURES

uPVC double glazed sash windows

Gas fired central heating

C3 BER rating

Original features

## BER

Rating: C3

BER No.: 114655681

EPI: 219.59kWh/msq/yr



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