

For Sale

No. 18 Williamstown Glen, Williamstown, Waterford



Extended three bedroom semi-detached property located in the popular private development of Williamstown Glen on the Williamstown Road which is situated in a sought after area and is in close proximity to the new Outer Ring Road, Ardkeen and Tesco Shopping Centre, Waterford Regional Hospital and other local Amenities. Accommodation is spacious and bright and comprises of entrance hallway, living room, kitchen/dining area with open plan living area, three bedrooms, En-suite and main bathroom. Garden in lawn to the front and rear. Heating is provided to the property with Gas fired central heating. For further details or viewing arrangement contact DNG Thomas Reid Auctioneers on 051-852233. Viewing comes highly recommended

BER: No. 106712128

Asking Price € 160,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Tiled flooring, alarm panel, telephone point, radiator, storage under stairs

Living room

4.08 x 5.25

Solid oak flooring, roller blinds and curtains to window, maple fireplace surround over cast iron fireplace with granite plinth

Kitchen

6.24 x 4.31

Polished porcelain flooring, shaker style fitted kitchen, tiled splash-back extractor units, plumbed for washing machine, side entrance

Downstairs W.C.

With WC, WHB, tiled flooring to match kitchen

Living Area/Extension

3.79 x 5.62

Open plan layout from kitchen area, vaulted ceiling with Velux roof lights, sliding patio door to rear garden, T.V. point, solid fuel stove on granite pedestal

Stairs and Landing in carpet

Bedroom 1

3.75 x 4.07

Double bedroom with laminate wood flooring, fitted wardrobes, roller blinds to bay window

En-suite

3.03 x 1.00

With WC, WHB, Shower, tiled floor and walls around shower,

Main Bathroom

1.77 x 2.35

With WC, WHB, Bath. Bath with shower mixer

Bedroom 2

4.06 x 3.63

Large double bedroom, laminate wood flooring, roller blinds and curtains to window

Bedroom 3

2.47 x 3.22

Generous single bedroom with laminate wood flooring, roller blinds and curtains to window.

Garden

Garden in lawn to front and rear. Side entrance to rear garden with barna shed.

Heating:

Gas Fired Central Heating

BER:

Rating C3

BER No. 106712128

EPI: 213.64 kWh/m2/yr

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

DNG Thomas Reid Auctioneers PRSA License No. 002015





DONALDAS NEWMAN GOOD

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

