



Newtown, Passage East, Co. Waterford. X91EC08.

For Sale

€275,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 150 sqm. /c. 1615 sq.ft.



PSRA Licence Number: 004069



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Waterford

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DESCRIPTION

An excellent four bedroom, two bathrooms, detached family home on circa 0.5 acres situated in the mature setting of Newtown, Passage East, Co. Waterford. This bright family home has been upgraded in recent years with attic and wall insulation and Argon Gas filled double glazed windows throughout, two Stanley stoves, one giving the benefit of dual central heating system. The property comprises of entrance hall, living room, sitting room, kitchen, four bedrooms, master bedroom with toilet and main shower/wet room. The property boasts magnificent views with a south facing garden with Newtown beach at 5 minute walk away.

LOCATION

The property is located off the Passage to Woodstown road in a small enclave of similar type homes opposite Geneva Barracks. Boasting magnificent overland views, the property is a few minute's drive from the Passage East Car Ferry, 8 miles from Waterford City and a short drive to Woodstown beach and to Dunmore East, with Newtown beach less than a 5 minute walk away. The property is on a main bus route to schools.

ASKING PRICE €275,000

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



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ACCOMMODATION

Entrance Hall **1.87 x 3.86**

With tiled flooring, coving to ceiling.

Living Room **3.79 x 3.86**

With tiled flooring, fireplace with solid pine surround, Stanley stove with black granite base, coving to ceiling.

Sitting Room **3.39 x 4.98**

With laminate wood flooring, Stanley stove (heats water and radiators) with black granite base, coving to ceiling. Double doors to rear garden and Patio area.

Kitchen/Diner **3.57 x 4.85**

With tiled flooring, oak fitted kitchen, blind to window.

Master Bedroom **3.48 x 8.14**

With laminate wood flooring, built-in wardrobes, recessed lighting.

Toilet **1.88 x 2.08**

With tiled floors and part walls to ceiling, W.C. & W.H.B.

Bedroom 2 **3.27 x 3.08**

With laminate wood flooring, coving to ceiling.

Bedroom 3 **3.20 x 3.03**

With laminate wood flooring, built-in wardrobes, coving to ceiling.

Bedroom 4 **3.27 x 3.01**

With laminate wood flooring, built-in wardrobes, coving to ceiling.

Shower/Wet Room **3.63 x 1.77**

With tiled floors and walls to ceiling. W.C., W.H.B. with vanity unit and walk-in shower with glass screen.

GARDEN

South facing garden in lawn with patio area with steltech shed with magnificent over land views. Mature boundary tree surround property.

FEATURES

Dual fired central heating (oil and solid fuel)

Argon Gas filled double glazed windows throughout

Detached bungalow on c. 0.5 acres

uPVC fascia and soffit

BER

Rating: C2

BER No.: 112325105

EPI: 182.41 kWh/msq/yr

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