



No. 12 Clashrea Place, Waterford. X91 K77W.

For Sale

€135,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 1
Size: c. 75 sq. m. /c. 807sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Three bedroom mid-terrace residence ideally located just off the Lower Yellow Road in the Ballybricken area of Waterford City. The property extends to c. 75 Sqm. and comprises of entrance hall, living room, sitting room, kitchen and downstairs shower room, together with three upstairs bedrooms and attic conversion. In need of some modernisation, the property has received some upgrades in recent years including double glazed windows and a new composite front door, together with upgraded gas fired central heating. The property would be ideally suited to a small family, first time buyer or investor alike.

LOCATION

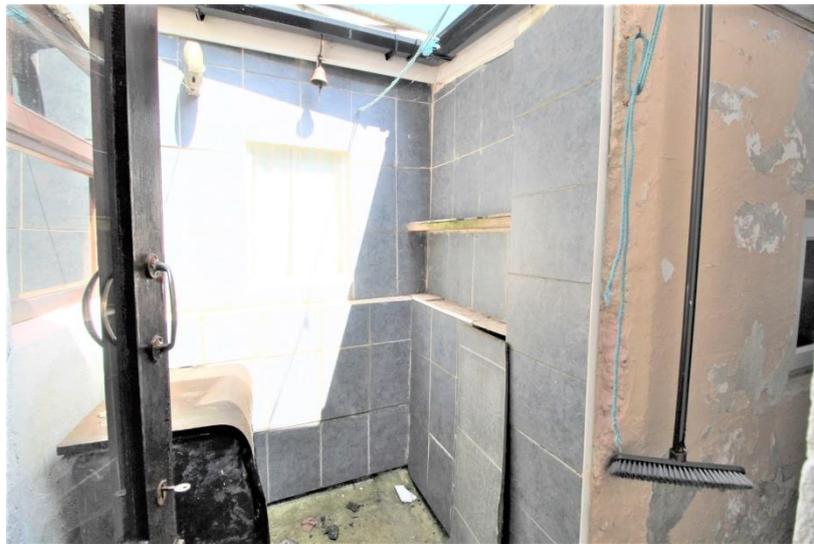
Located in Clashrea Place, which is just off the Lower Yellow Road in Waterford City, the property is ideally situated within short walking distance of the Ballybricken area with a host of local amenities including shops, schools and entertainment. The property is also within easy walking distance of the City Centre and is on a regular bus route.

ASKING PRICE €135,000

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







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ACCOMMODATION

Entrance Hall 3.53 x 3.35

Carpet flooring

Living Room 3.53 x 3.35

Carpet flooring. Open fire, marble tiled fireplace. Curtains and roller blinds to window.

Sitting Room 4.31 x 2.83

Carpet flooring. Fireplace with gas fire.

Kitchen 2.76 x 1.82

Laminate wood flooring. Ground and eye level units. Door to rear yard area.

Shower Room 1.18 x 2.06

Tiled flooring. WC. WHB. Shower. Walls tiled from floor to ceiling. Wet room shower with electric shower unit.

Stairs and landing in carpet 2.62 x 1.89

Bedroom 1 4.23 x 2.62

Carpet flooring. Curtains and roller blinds to window.

Bedroom 2 (En Suite WC)

Linoleum flooring. WC. WHB.

Bedroom 3 (Walk in Wardrobe/Stairs) 1.92 x 3.18

Carpet flooring.

Attic Room 4.36 x 2.64

Carpet flooring. Curtains to window.

FEATURES

Gas fired central heating with dual panel radiators

uPVC Double Glazing

New Composite front door

Small enclosed rear yard

Front of house re-rendered in pebble dash

Ideally located within walking distance of the Ballybricken area and the City Centre

BER

Rating: E1

BER No.: 114862675

EPI: 321.89 kWh/msq/yr



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