



No. 34 The Paddocks, Williamstown Road, Waterford. X91RYY1

For Sale

€245,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 85 sq.m. /c. 915 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Beautifully presented three bedroom terrace family home, This superb property has accommodation which includes one reception rooms, kitchen, downstairs WC, three generous bedrooms with master-bedroom en-suite and main bathroom. Extending to c. 85 sq.ft., the property has the benefit of gas central heating and uPVC double glazed windows. The property is in walk-in condition and viewing this superb property comes highly recommended.

LOCATION

Within the private development of The Paddocks on the Williamstown Road, the property is ideally located within easy reach of University Hospital Waterford, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

ASKING PRICE €245,000

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



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ACCOMMODATION

Entrance Hall **4.44 x 2.16**

Timber flooring. Coving to ceiling.

Living Room **4.48 x 3.52**

Laminated timber flooring. Fireplace with gas fire. Coving to ceiling. Blinds and curtains to window.

Kitchen/Dining Room **3.15 x 5.77**

Tiled flooring. Fitted kitchen with integrated oven and hob, dishwasher and fridge freezer. Double doors to private rear garden and patio area.

W.C. **1.74 x 1.08**

Tiled flooring. WC, WHB.

Stairs and landing in carpet

Bedroom 1 **3.62 x 3.40**

Carpet flooring. Fitted wardrobes. Blinds and curtains to windows.

En Suite **2.25 x 1.05**

Tiled floor and walls to ceiling. WC, WHB, T90 electric shower.

Bedroom 2 **3.59 x 3.17**

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 3 **2.35 x 2.25**

Carpet flooring. Blinds to window.

Bathroom **2.06 x 1.91**

Tiled floor and walls to ceiling. WC, WHB, Bath. Chrome heated towel rail. Recess lighting.

GARDEN

Private rear garden with patio area and Barna shed.

FEATURES

uPVC double glazed windows

Walk in condition

B3 Rating

BER

Rating: B3

BER No.: 115585044

EPI: 126.65kWh/msq/yr



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