



## No. 40 Beech Court, Greenfields, Waterford. X91Y62D.

**For Sale**

**€144,000**

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



PSRA Licence Number: 004069



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## DESCRIPTION

Modern three bedroom mid terrace home, situated within the popular development of Greenfields in the Kilcohan area on the outskirts of Waterford City. The property comprises of entrance hall, living room, kitchen/diner, W.C. On the first floor three bedrooms all with fitted wardrobes and a main bathroom. The property has the benefit of gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffits.

## LOCATION

The property is ideally situated just minutes from the outer ring road giving access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

**ASKING PRICE €144,000**

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



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## ACCOMODATION

Entrance Hall 3.33 x 1.75

Tiled flooring.

Living Room 4.38 x 3.41

Laminate wood flooring. Curtains to window.

Kitchen/Diner 4.47 x 3.40

Laminate wood flooring. Fitted kitchen with gas range cooker. Double doors to rear garden.

W.C. 2.18 x .98

Tiled flooring. WC. WHB.

Bedroom 1 4.55 x 2.40

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 2 3.37 x 2.46

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 3 2.47 x 2.45

Carpet flooring. Fitted wardrobes. Curtains to window.

Main Bathroom 2.25 x 2.04

Tiled flooring. WC. WHB. Bath. Electric Shower over bath. Tiles around bath to ceiling.

## FEATURES

Gas fired central heating.

Spacious rear garden.

Situated in a quiet cul de sac.

## BER

Rating: B3

BER No.: 105477947

EPI: 146.28 kWh/msq/yr



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