



## No. 42 Johnstown, Waterford. X91 EP9A.

**For Sale**

**€170,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 1  
**Size:** c. 89 sq.m. /c. 958sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

No. 42 Johnstown is a spacious three bedroom one bathroom, two storey residence with a generous private rear garden, ideally located in the Johnstown area of Waterford City within walking distance of a host of local amenities. While the property is in need of some modernisation throughout, the heating and insulation has been upgraded giving a C3 BER rating. The property comprises of entrance hall, living room, sitting room, kitchen and diner. The first floor has three bedrooms and a main bathroom. The property has benefit of uPVC double glazed windows, together with a modern gas fired central heating system.

## LOCATION

The property is ideally located in the popular residential area of Johnstown in Waterford City. It is centrally situated within walking distance of the City Centre and all amenities including primary and secondary schools, local shops including Tesco Poleberry, TK Maxx, Odeon Cinema and is serviced by a regular bus service.

**ASKING PRICE €170,000**

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



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## ACCOMMODATION

**Entrance Hall**            **1.77 x 4.12**

Partially tiled and carpet flooring.

**Sitting Room**            **3.69 x 3.75**

Carpet flooring. Open fireplace with tiled surround. Curtains to windows.

**Living Room**            **3.71 x 3.48**

Carpet flooring. Open fireplace with cast iron inset. Curtains to windows.

**Diner**                    **1.77 x 3.01**

Laminate wood flooring.

**Kitchen**                 **4.61 x 2.42**

Linoleum flooring. Fitted kitchen.

### Stairs and Landing in carpet

**Bedroom 1**              **3.60 x 3.46**

Linoleum flooring. Curtains to windows

**Bedroom 2**              **3.68 x 3.86**

Carpet flooring. Curtains to windows.

**Bedroom 3**              **2.82 x 2.37**

Carpet flooring. Curtains to windows.

**Bathroom**              **1.86 x 1.87**

Linoleum flooring. WC. WHB. Bath. Walls partially tiled. Blind to window.

## GARDEN

Rear garden in lawn with garden shed

## FEATURES

C3 BER Rating

Central location

New Baxi Gas Boiler

uPVC double glazed windows

## BER

Rating: C3

BER No.: 110557592

EPI: 212.57kWh/msq/yr



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