



**No. 124 Morrisson's Road, Waterford. X91 K1VF.**

**For Sale**

**€119,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 65sqm. /c. 699sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 124 Morrisson's Road is a two bedroom, one bathroom mid terrace home in need of refurbishment throughout. Once completed this property would make an excellent starter or family home. Accommodation comprises of entrance, living room, kitchen/diner, one bedroom and a bathroom with a further double bedroom on the first floor. The property is on a bus route and is within walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

## LOCATION

The property is Ideally located in the popular residential area of Morrisson's Road in Waterford City, within minutes walking distance of a host of local amenities, shops and eateries including the Hyper SuperValu shopping centre as well as a choice of excellent schools nearby. The property is situated adjacent to Keane's Road, Upper Yellow Road, Griffith Place and Barrack Street with Waterford city centre is just a short stroll away.

**ASKING PRICE €119,000**

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



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## ACCOMMODATION

**Living Room**                    **5.29 x 3.43**

Laminate wood flooring. Open fireplace with solid fuel stove. Curtains to window.

**Kitchen/Diner**                **5.45 x 3.02**

Tiled flooring. Fitted kitchen.

**Bathroom**                    **2.83 x 2.10**

Linoleum flooring. WC. WHB. Bath with T90 electric shower. Tiled around shower.

**Bedroom**                    **2.60 x 2.00**

Carpet flooring.

### Hallway to Second Floor

**Bedroom**                    **3.41 x 2.47**

Carpet flooring. Velux window.

## GARDEN

Large rear garden in lawn

## FEATURES

Central location

Oil fired central heating

Large rear garden

## BER

Rating: E1

BER No.: 115407454

EPI: 304.39 kWh/msq/yr



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