



**No. 22 the Mews, Fairfield Park, Waterford. X91 DH5H.**

**For Sale**

**€159,000**

**Bedrooms:** 2  
**Reception Rooms:** 2  
**Bathroom's / WC's** 1  
**Size:** c. 72 sqm. /c. 775 sq.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)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## DESCRIPTION

Spacious two bedroom semi-detached bungalow located in the Southern suburbs of Waterford City. The property occupies a large corner site and with a long sweeping driveway to the front with off street parking for two or more cars. In excellent condition throughout, the property has been very well maintained and includes a conservatory extension to the rear. Accommodation comprises of living room, kitchen, sun room, hot press, main bathroom and two generous double bedrooms. The property boasts a large rear garden with westerly aspect for evening sun. The rear garden is complete with pebble surface and planted shrubbery throughout and Barna Shed. The property benefits from gas fired central heating and uPVC double glazing throughout, and is fully alarmed.

## LOCATION

The property is ideally situated just minutes from the outer ring road giving easy 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 €159,000**

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





## ACCOMMODATION

### Living Room **3.98 x 4.78**

Laminated wood flooring. Mahogany fireplace surround with marble inset and gas fire with remote control. Blinds and curtains window.

### Kitchen **3.48 x 2.69**

Laminate wood flooring. Cream fitted kitchen. Tiled splashback. Electric cooker. Under counter fridge. Singular level tap and circular sink.

### Sun Room **3.84 x 2.92**

Laminated wood flooring. Double glazed sun room with French doors to the rear garden. Blinds throughout and centre piece

### Hot Press

### Bathroom

Linoleum flooring. WC. WHB with built in storage. Tiles walls to ceiling. Upgraded sanitary ware. Triton T90si electric shower over bath and mains mixer sower.

### Bedroom 1 **4.91 x 2.97**

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

### Bedroom 2 **3.36 x 2.35**

Carpet flooring. Fitted wardrobes. Blinds and curtains to window

## GARDEN

Large rear garden with Barna shed and site entrance

## FEATURES

Gas fired central heating  
PVC double glazing throughout

## BER

Rating: C3  
BER No.: 100717602  
EPI: 218.62kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.