



No. 88 Mount Sion Avenue, Waterford. X91 V26P.

For Sale

€155,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 83sqm. /c. 893sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Ideally located three bedroom end of terrace property. The property in need of some updating but would make a great starter home or for the discerning investor would have excellent rental potential given its close proximity to all amenities. The property comprises of entrance hall, living room, spacious kitchen/diner and bathroom. First floor comprises three bedrooms. The property has the benefit of a side access, with generous rear garden and has the benefit of gas fired central heating. The property is situated in a terrace of similar type family homes in a mature sought after residential area is also on a main bus route within minutes 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 Mount Sion Avenue in Waterford City, within walking distance of a host of local amenities, shops and eateries, as well as a choice of excellent schools nearby. The property is situated adjacent to Doyle street, Lower yellow road, Barrack street and also a short stroll away from the City Centre

ASKING PRICE €155,000

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



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ACCOMMODATION

Entrance Hall **1.89 x 6.22**

Carpet flooring.

Living Room **4.18 x 3.51**

Carpet flooring. Fireplace with tiled surround and gas inset. Curtains to window.

Kitchen/Diner **7.24 x 2.97**

Linoleum flooring. Fitted kitchen. Double doors to rear garden.

Bathroom **1.71 x 1.86**

Tiled flooring. WC. WHB. Bath.

Bedroom 1 **4.08 x 2.54**

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 2 **4.22 x 3.61**

Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 3 **2.66 x 2.40**

Carpet flooring. Curtains to window.

FEATURES

uPVC double glazed windows

Gas fired central heating

End of Terrace

BER

Rating: D1

BER No.: 104256284

EPI: 232.82kWh/msq/yr



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