



No. 20 Johnstown, Waterford. X91NNP2

For Sale

€128,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 68 sqm. /c. 732 sq.ft.



PSRA Licence Number: 004069

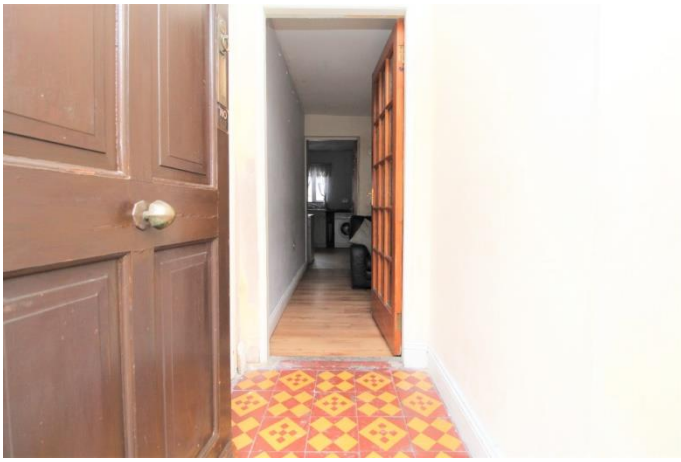


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DESCRIPTION

No. 20 Johnstown is a spacious three bedroom one bathroom, two storey residence with a generous rear yard, ideally located in the Johnstown area of Waterford City within minutes walking distance of a host of local amenities. While the property is in need of refurbishment throughout, it would make an excellent starter / investment given its central location. 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 with electric heating and windows aluminium & pvc double glazing.

LOCATION

The property is ideally located in the popular residential area of Johnstown in Waterford City. It is centrally situated within minutes 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 €128,000

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



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ACCOMMODATION

Entrance Hall 1.68 x 1.16

Tiled flooring.

Living Room 4.35 x 3.46

Laminate timber flooring. Blinds to window.

Sitting Room 4.43 x 2.95

Laminate timber flooring. Stanley wood burning stove. Curtains to window.

Kitchen/diner 3.63 x 2.91

Linoleum flooring. Fitted kitchen.

Bathroom 2.66 x 2.08

Linoleum flooring. WC, WHB, Bath with T80 shower. Tiled walls.

Bedroom 1 4.69 x 2.45

Laminate timber flooring. Curtains to window.

Bedroom 2 3.66 x 3.51

Laminate timber flooring.

Bedroom 3 4.68 x 2.59

Laminate timber flooring. Curtains to window.

GARDEN

Spacious rear yard

FEATURES

Central location

Aluminium and PVC double glazed windows

Electric heating

Excellent starter home/investment opportunity

BER

Rating: E1

BER No.: 116063579

EPI: 318.32 kWh/msq/yr



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