



No. 9 Morgan Street, Waterford. X91ER8Y.

For Sale

€134,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 85 sqm. /c. 914 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

A superb home in walk in condition in the city centre. The property is a two storey terraced home that has been completely refurbished throughout to the highest of standards. This light filled home, comprises of entrance hallway, living room, kitchen/dinner with sliding doors to rear decking area, master bedroom and bathroom. First floor has two bedrooms. The property would make an excellent starter home or investment.

LOCATION

The property is located in Morgan Street in Waterford City adjacent to the Hyper Centre shopping centre, Aldi, primary and secondary schools and just within minutes' walk to a host of shops, bars, restaurants and Waterford City Centre.

ASKING PRICE €134,000

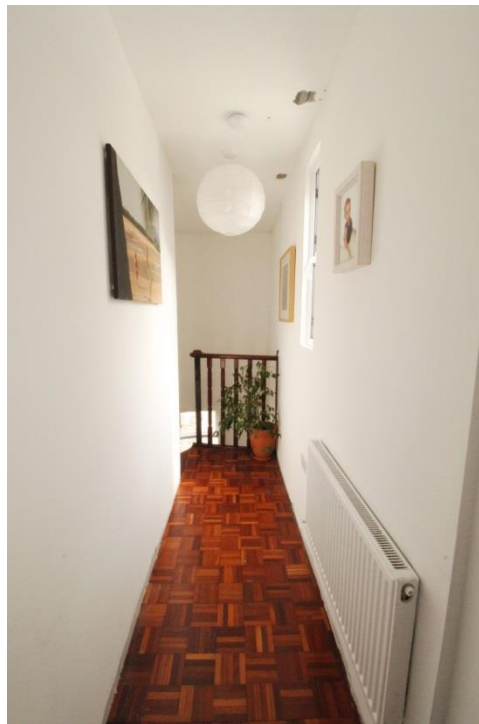
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**

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ACCOMODATION

Entrance Hallway
Laminate wood flooring.

Living Room 3.35 x 4.94
Laminate wood flooring. Open plan living room.

Bathroom 2.24 x 1.49
Tiled flooring. WC. WHB with vanity unit and bath with electric shower.

Kitchen/Diner 3.33 x 3.21
Laminate wood flooring. Fitted units. Double doors to rear deck area.

Bedroom 1 5.21 x 3.02
Laminate wood flooring.

First Floor

Bedroom 2 3.44 x 5.90
Carpet flooring. Velux window.

Bedroom 3 4.74 x 2.99
Carpet flooring.

FEATURES

Walk in Conditon
High Specification Insulation
uPVC Double Glazed Windows
Spacious Deck Area

BER

Rating: C2
BER No.: 110039997
EPI: 196.6 kWh/msq/yr



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