



## No. 194 Larchville, Waterford. X91YX8K.

**For Sale**

**€145,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 80 sqm. /c. 861 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)

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## DESCRIPTION

Three bedroom, two bathroom terraced family home situated in the mature residential development of Larchville in Lisduggan. The property would make an excellent starter home or investment given its central location. The property comprises of entrance hallway, sitting room, open plan kitchen/diner/living room, w.c., with three bedrooms and a bathroom on the first floor. It has the benefit of gas fired central heating, aluminium double glazed windows. Double driveway to the front and spacious rear garden with two garden sheds.

## LOCATION

Located within easy walking distance of Lisduggan Shopping Centre and Waterford Institute of Technology, the property is also situated amongst a selection of schools and sports facilities. The property is located c. 2km from Waterford City Centre and c.05 km from the Waterford IDA Industrial Estate

**ASKING PRICE €145,000**

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



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## ACCOMMODATION

**Entrance hall** 3.11 x 1.89

Tiled flooring.

**Sitting Room** 3.97 x 2.96

Carpet flooring, blinds and curtains to windows.

**Living Room/Kitchen/Diner** 6.02 x 3.43

Part laminate timber and part tiled flooring. Open fireplace. Fitted kitchen. Recess lighting.

**W.C.** 1.47 x 0.77

Tiled flooring.

### First floor

**Bedroom 1** 3.79 x 2.70

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

**Bedroom 2** 4.08 x 2.58

Carpet flooring. Blind and curtains to window.

**Bedroom 3** 3.23 x 2.93

Carpet flooring. Blind and curtains to window.

**Bathroom** 2.61 x 1.79

Tiled floor and walls to ceiling. W.C., W.H.B. and Bath with electric shower.

## GARDEN

Garden to the rear gravelled with patio and two garden sheds. Double driveway with cobble lock paving to the front.

## FEATURES

Gas fired central heating

Aluminium double glazed windows

Central location

## BER

Rating: C3

BER No.: 104553276

EPI: 219.71 kWh/msq/yr



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