



No. 4 Ozier Court, Poleberry, Waterford. X91 XYR8.

For Sale

€175,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 65 sqm. /c. 700 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious two bedroom one bath two storey mid terraced residence, ideally located in a courtyard setting of just 3 similar type family homes off the Poleberry area of Waterford City within walking distance of a host of local amenities. The property comprises of entrance hall, living room, kitchen/ diner, two double bedrooms and main bathroom. The property has the benefit of uPVC double glazed windows and gas fired central heating system. The property is in good condition throughout and would make an ideal starter home or investment property alike.

LOCATION

The property is ideally located in the popular residential area of Poleberry in Waterford City. It is centrally situated within 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 €175,000

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

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ACCOMMODATION

Entrance Hall 2.53 x 1.47

Linoleum flooring.

Living Room 4.87 x 3.14

Laminate wood flooring. Open fireplace with mahogany surround and marble base. Blinds to window. Recess lighting.

Kitchen/Diner 4.19 x 3.48

Linoleum flooring. Fitted kitchen. Sliding doors to rear cobble-lock patio area.

First Floor

Bedroom 1 4.20 x 2.98

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 2 4.20 x 3.26

Carpet flooring. Fitted wardrobes. Blinds to window.

Bathroom 2.05 x 1.96

Linoleum flooring. WC, WHB, Bath with tiled surround and electric shower.

GARDEN

Rear yard with cobble-lock patio area.

FEATURES

uPVC double glazed windows

PVC fascia and soffit

Parking to the front of house

Gas fired central heating

BER

Rating: C2

BER No.: 112483334

EPI: 182.78 kWh/msq/yr



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