



43 Hazelbourne, Cleaboy Road, Waterford. X91 ENK0.

For Sale

€205,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 103 sqm. /c. 1109 sq.ft.



PSRA Licence Number: 004069

DNG

REID & COPPINGER



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Excellent three bedroom semi detached family home situated in a quiet cul de sac of the popular residential estate of Hazelbourne just off the Cleaboy Road. The Property is tastefully decorated throughout and has the benefit of an extended kitchen/dining/living room. Accommodation comprises of entrance hall, sitting room, open plan living room/kitchen/diner, utility and WC. First floor has three bedroom with main ensuite plumbed but not fitted out and a main bathroom.

LOCATION

The property is located off the main Cleaboy Road close to the main Industrial Pak, Cleaboy and Lisduggan Shopping centres. Within easy access to a choice of excellent schools, the Institute of Technology and Waterford City Centre is just a short drive away.

ASKING PRICE €205,000

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



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ACCOMMODATION

Entrance hall 1.49 x 6.11

Porcelain tiled flooring

Sitting Room 3.77 x 4.92

Laminate timber flooring. Fireplace with Stanley Stove. Coving. Wooden blinds to window.

Downstairs W.C. and W.H.B.

Tiled floor and walls to ceiling.

Lounge Room 2.68 x 3.84

Tiled flooring. Coving.

Kitchen/Diner 4.78 x 3.82

Tiled flooring. Fitted cream kitchen with integrated oven, hob and dishwasher. Tiled splashback. French doors to rear garden. Recess lighting.

Utility Room 2.47 x 1.73

Tiled flooring. Plumbed for washing machine.

Stairs and Landing In Carpet.

Bedroom 1 5.28 x 3.43

Laminate timber flooring. Fitted wardrobes. Wooden blinds to window.

Ensuite 1.49 x 1.72

Plumbed but not fitted out.

Bedroom 2 3.39 x 2.55

Laminate timber flooring. Fitted wardrobes. Wooden blinds to window.

Bedroom 3 3.44 x 2.57

Laminate timber flooring. Fitted wardrobes. Wooden blinds to window.

Bathroom 2.40 x 1.74

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



GARDEN

Indian Sandstone Patio to the rear with garden shed. The garden to the front has a large tarmacadam driveway with parking for two cars.

FEATURES

Dual central heating, gas and solid fuel
Kitchen/diner extension
Tarmacadam driveway with parking for two cars
Double glazed windows
Newly fitted PVC fascia and soffit

BER

Rating: C2
BER No.: 106799547
EPI: 177.91 kWh/msq/yr



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