

For Sale

The Yellow Bungalow, Passage Cross, Waterford



The Yellow Bungalow at Passage Cross is a large four bedroom detached bungalow of c.1,800 sq.ft. on a established c.1 acre site, surrounded by mature gardens plants and shrubbery. This property is ideally located only 3 miles from Waterford City on The Main Dunmore East to Waterford Road at Passage Cross. The property comprises an entrance hall, living room, dining room, conservatory, kitchen, utility room, cloak room, four generous bedrooms, three of which have en-suite shower rooms and also a main bathroom. The property requires modernisation internally, but is in very good repair throughout and offers massive potential in a superb location. The property has the benefit of a large garage, and spacious gardens all in lawn with tarmacadam driveway. The site is sheltered by agricultural lands and a hedge lined boundary to the front. Dunmore East c.7 miles, Woodstown C.4 Miles, and Passage East C. 3.5Miles. For further information, please contact sole selling agents DNG Thomas Reid on 051-852233.

BER: No. 108465949

Asking Price €240,000

PSRA Registration No. 00215

Accommodation

Entrance Hall	
Bathroom	1.76 x 2.48
Living Room	4.52 x 4.03
Dining Room	3.42 x 2.98
Kitchen	4.21 x 3.55
Utility Room	3.06 x 2.43
Cloak Room	1.98 x 1.75
Conservatory	7.61 x 2.46
Bedroom	4.01 x 2.82
Bedroom En-Suite	3.48 x 2.81
Bedroom En-Suite	3.43 x 5.76
Bedroom En-Suite	3.99 x 5.89

Garden	Mature expansive gardens in lawn to front and rear Large site of c. 1 Acre Tarmacadam Driveway
Features	Ideal location within easy reach of Waterford City Three en-suite bedrooms Spacious living accommodation

Heating:	Oil Fired Central Heating
BER:	Rating D1 BER No. 108465949 EPI: 245.67kWh/msq/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015





