

For Sale

No. 8 Oak Road, Viewmount Park, Waterford



Sizable semi-detached four bedroom house located in a mature and established residential development on the Dunmore Road in Waterford. Extending to c.137 sq.m (1475 sq.ft.) the property is good general condition but would benefit from some modernisation. The property benefits from a recently fitted gas fired central heating system and is partially double glazed. The property has lawned gardens to the front with off street parking with a large south facing rear garden also in lawn. The property comprises of entrance hall, kitchen, dining room, living room, sitting room, downstairs wc and utility. Upstairs comprises of four bedrooms, master bedroom is ensuite and a main bathroom. For further details and viewing arrangements please contact DNG Thomas Reid Auctioneers on 051 852233.

BER: No. 104048145

Asking Price €185,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

With semi-solid wooden flooring

Living Room

With semi-solid wooden flooring

Sitting Room

With semi-solid wooden flooring and solid wood fireplace with gas fire insert

Kitchen

With oak fitted kitchen and linoleum flooring

Reception room/additional bedroom

With laminate flooring

Downstairs WC and Utility

Stairs and landing in carpet

Bedroom 1

With carpet to floor

Shower Room Ensuite

WC, WHB and Shower

Bedroom 2

With carpet to floor

Bedroom 3

With carpet to floor

Bedroom 4

With carpet to floor

Main Bathroom

WC, WHB and Bath

Garden

Garden in lawn to front with off street parking, South facing rear garden in lawn also.

Features

Ideally located within walking distance of all amenities
Large rear garden with ample room for extending
Three reception rooms
Newly fitted gas fired central heating

Heating:

Gas Fired Central heating

BER:

Rating	D2
BER No.	104048145
EPI:	264.24

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233
DNG Thomas Reid Auctioneers PSRA License No. 002015**







DOUGLAS HERMAN GROUP

DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.