



## No. 12 Beech Park, Viewmount, Waterford. X91ER8C.

**For Sale**

**€295,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 115 sqm. /c. 1,237 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Superb three bedrooms, two bathrooms detached home situated in the sought after development of Viewmount Park off the main Dunmore Road. This bright spacious family home has been upgraded throughout. The property comprises of an entrance porch, entrance hall, living room, dining room, TV room, Kitchen, utility room, shower room with WC, first floor with three bedrooms and main bathroom. The property has the benefit of gas fired central heating, uPVC double glazed windows, fascia and soffit. Garden to the front in lawn with driveway, private rear garden in lawn with new decking area and garden shed. Viewing this superb property comes highly recommended.

## LOCATION

Situated within the mature development of Viewmount Park which is located on the Dunmore Road in Waterford's Eastern suburbs. Adjacent to Waterford University Hospital, the property is also in easy walking distance of an abundance of local amenities including the Tesco and Ardkeen shopping centres and a host of local bars, restaurants and sports and leisure facilities. The property location also allows for easy access to the City Centre and all other routes via the outer ring road. The property is also on a main bus route with a bus stop at the entrance to the development.

**ASKING PRICE €295,000**

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



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## ACCOMMODATION

**Entrance Porch** 1.77 x 1.01

Linoleum flooring.

**Entrance hall** 2.13 x 4.75

Laminate timber flooring. Venetian timber blinds.

**Living Room** 4.08 x 3.66

Laminate timber flooring. Open fireplace with gas insert. Venetian timber blinds.

**Dining Room** 3.33 x 3.36

Laminate timber flooring. Open fireplace with tiled surround.

**T.V. Room** 2.48 x 3.89

Carpet flooring. Venetian timber blinds. Fitted units.

**Kitchen** 4.11 x 2.84

Linoleum flooring. Fitted kitchen. Tiled splash back.

**Utility Room** 2.60 x 1.78

Linoleum flooring. Plumbed for washing machine.

**Shower Room** 2.43 x 0.95

Linoleum flooring. W.C., W.H.B., electric Shower. Part tiled walls.

### Stairs and Landing in carpet to first floor

**Bedroom 1** 4.03 x 3.25

Laminate timber flooring. Fitted wardrobes. Venetian timber blinds.

**Bedroom 2** 4.03 x 3.17

Laminate timber flooring. Fitted wardrobes. Venetian timber blinds.

**Bedroom 3** 2.76 x 2.25

Laminate timber flooring. Venetian timber blinds.

**Bathroom** 2.20 x 1.70

Linoleum flooring. Tiled walls from floor to ceiling. W.C., W.H.B., Bath with electric shower and glass door.



## GARDEN

Garden to the front in lawn with concrete driveway. Rear garden in lawn with new decking area and a garden shed.

## FEATURES

Gas fired central heating  
uPVC double glazed windows, fascia and soffit  
Fully alarmed

## BER

Rating: C3  
BER No.: 111383576  
EPI: 220.49 kWh/msq/yr



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