



No. 1 Beech Court, Greenfields, Waterford X91 C4HC

For Sale

€189,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 97 sqm. /c. 1,044sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GROUP
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 end of terrace home situated within the popular development of Greenfields in the Kilcohan area on the outskirts of Waterford City. The property is in walk-in condition throughout. It comprises of an entrance hallway, spacious sitting room, WC, open plan kitchen/diner with double doors to rear garden. First floor accommodation comprises three bedrooms, all with built-in wardrobes, including master bedroom with en-suite shower room and bathroom. The property has a south facing rear garden in lawn with Indian sandstone patio and Barna building. To the front on street parking. The property benefits from a gas fired central heating system and also has the benefit of Upvc double glazed windows, fascia and soffit.

LOCATION

The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €189,000

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





ACCOMODATION

Entrance Hall **3.14 x 2.87**

Laminate timber flooring. Blinds to window.

Living Room **5.21 x 3.28**

Spacious living room with timber laminate flooring. Blinds to window. Open fireplace with cast iron insert, marble base.

Kitchen/Dining **5.21 x 4.05**

Fitted kitchen with tiled flooring. Double doors to rear garden with Indian sandstone patio and Barna building. Blinds to window.

Utility **1.14 x 2.45**

Tiled flooring

Downstairs WC **1.66 X 1.41**

WC. WHB. Tiled flooring

Bedroom 1 **3.07 x 3.56**

Carpet flooring. Fitted Wardrobes. Blinds and curtains to window.

En-suite **1.60 x 2.22**

WC. WHB. Electric shower. Tiled floor and tiled shower.

Bedroom 2 **3.46 x 2.98**

Carpet flooring. Fitted Wardrobes. Blinds to window.

Bedroom 3 **3.22 x 3.58**

Carpet flooring. Fitted Wardrobes. Blinds to window.

Bathroom **2.44 x 2.12**

WC. WHB. Bath. Tiled flooring. Tiled around bath. Blinds to window

GARDEN

Parking on street to the front.

South facing rear garden with Barna building

FEATURES

Corner site

South facing large rear garden

Gas fired central heating

uPVC double glazing windows, Facia and Soffit

BER

Rating: C1

BER No.: 112670047

EPI: 171.47 kWh/msq/yr

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