



No. 127 Griffith Place, Waterford. X91VPH4.

For Sale

€160,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 82 sqm. /c. 882 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Extended three bedroom end of terrace house with garage suitable for conversion on a large corner site with garage. Ideally located close to Waterford City Centre in the Northern suburbs, the property is within close proximity to the Waterford IDA Industrial Estate, Waterford Institute of Technology and a host of local amenities. The property occupies a large corner site with the benefit of a large kitchen extension to the rear and a garage which includes a separate utility room. The property comprises of entrance hall, WC, down stairs bedroom, living room, kitchen / diner, utility room and garage at ground floor level. At first floor is a main bathroom and two double bedrooms. The property has the benefit of gas fired central heating and uPVC double glazing throughout.

LOCATION

The property is located just off Keane's Road in the Northern suburbs of Waterford City. Ideally situated close to Waterford IDA Industrial Estate, Waterford Institute of Technology and the City centre.

ASKING PRICE €160,000

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









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ACCOMMODATION

Entrance hall

Tiled flooring. Storage under stair.

WC

WC, WHB.

Living Room **4.53 x 3.37**

Laminate wooden flooring. Wooden fireplace. Stanley wood burning Stove.

Kitchen/Diner **4.32 x 3.18**

Linoleum flooring. Cream shaker style kitchen units. Tiled splashback. Coving to ceiling.

Utility Room **3.13 x 2.19**

With fitted kitchen units, tiled floor.

Bedroom (GF) **2.75 x 2.68**

Laminate wooded flooring. Roller blind to window.

Stairs and landing in carpet.

Bathroom

Linoleum flooring. WC., WHB, Shower.

Bedroom 1 **3.62 x 2.76**

Carpet flooring. Curtains to windows.

Bedroom 2 **3.44 x 3.14**

Carpet flooring. Fitted wardrobes.

Garage/Shed **3.15 x 3.80**



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GARDEN

South facing rear garden in lawn. Block wall boundary with side entrance. Off street parking to front. Large front garden.

FEATURES

Gas fired central heating
Internal thermal insulation to walls
Three bedroom end of terrace house on a large corner site
Kitchen and garage extension
Garage suitable for conversion
South facing rear garden
Large front garden with off-street parking
Ideally located close to WIT and Waterford IDA Industrial Estate

BER

Rating: D1
BER No.: 103710554
EPI: 252.2 kWh/msq/yr



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