



## No. 73 Bishopsfield, Williamstown, Waterford. X91 FPW5

**For Sale**

**€289,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 3  
**Size:** c. 114.26 sq.m. /c. 1,230 sq.ft.



PSRA Licence Number: 004069

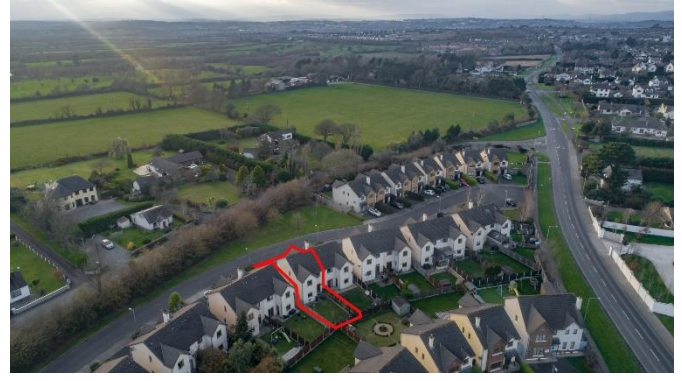


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## DESCRIPTION

No. 73 Bishopsfield is an extremely spacious high specification semi-detached home with three well-proportioned double bedrooms, constructed to a very high standard, this spacious property is presented in excellent condition throughout and extends to c. 114 m.sq. Accommodation is comprised of entrance hall, kitchen/diner with utility room, living room and downstairs wc. Upstairs there are three large double bedrooms with master bedroom en-suite and main bathroom. Features of this superb property include generous living accommodation, high ceilings with coving throughout, zoned gas fired central heating, laundry chute from upstairs landing to utility room, uPVC double glazing, spacious gardens and off street parking for two or more cars. Viewing comes highly recommended.

## LOCATION

Within the private development of Bishopsfield on the Williamstown Road, the property is ideally located within easy reach of University Hospital Waterford, Tesco and Ardkeen Shopping centres and the outer ring road, giving easy access to the Waterford IDA Industrial Estates and all major routes. The development is on a bus route and is in within easy reach of local primary and secondary schools.

**ASKING PRICE €289,000**

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



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## ACCOMMODATION

### Entrance Hall **5.17 x 2.53**

Tiled flooring. Coving to ceiling

### Living Room **6.38 x 3.92**

Timber flooring. Open fireplace with cast iron insert. Blinds and curtains to window. Double doors to kitchen/diner.

### Kitchen/Diner **5.76 x 5.86**

Tiled flooring. Fitted kitchen with integrated oven/hob, tiled splashback. Double doors to rear garden and patio.

### Utility **1.47 x 1.47**

Tiled flooring. Plumbed for washing machine.

### W.C. **1.76 x 1.62**

Tiled flooring. WC, WHB.

Stairs to first floor

### Bedroom 1 **4.53 x 3.59**

Laminate timber flooring. Fitted wardrobes. Blinds and curtains to window.

### En Suite **2.85 x 0.97**

Tiled flooring. WC, WHB with vanity unit. Electric T90 shower.

### Bedroom 2 **3.60 x 4.09**

Laminate timber flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 3 **4.74 x 2.56**

Laminate timber flooring. Fitted wardrobes. Blinds to window.

### Bathroom **2.86 x 2.05**

Linoleum flooring. WC, WHB, Bath with power shower and tiled surround.

## GARDEN

Rear garden in lawn with patio area. Tarmacadam front driveway with off street parking for two cars.

## FEATURES

Sought after location

Gas fired central heating

Three double bedrooms

Property located in a cul de sac overlooking a green area

## BER

Rating: C1

BER No.: 116254533

EPI: 157.09 kWh/msq/yr

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