



No. 140 McDermott Road, Cork Road, Waterford.X91F6WX.

For Sale

€215,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 1
Size c. 124 sq.m. /c.1335 sq.ft.

PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Ideally located three bedroom end of terrace property with spacious rear yard with access, situated just off the main Cork Road in Waterford City. The property comprises of entrance hall, living room, spacious kitchen/diner/lounge room, main bathroom and first floor has three bedrooms. The property has the benefit of a side access, with generous rear yard with vehicular access and garden room. The property is on a bus route and is within easy walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and sports facilities, as well as the SETU (South East Technological University). Viewing this superb property comes highly recommended.

LOCATION

The property is Ideally located just off The Cork Road in Waterford City in the mature residential area of McDermott Road, within walking distance of a host of local amenities, shops, and eateries, as well as the South East Technological University and the College Street Campus. The property is also a short stroll from the City Centre and is on a main bus route. The property is also conveniently located close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

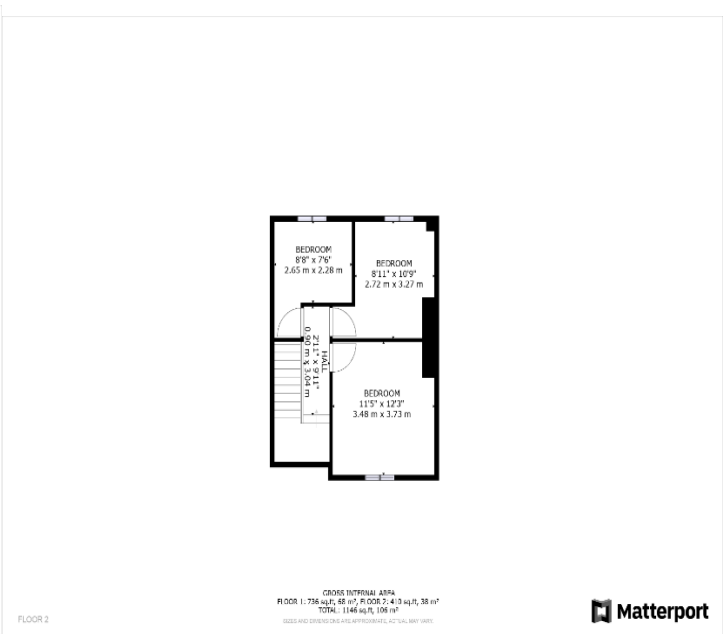
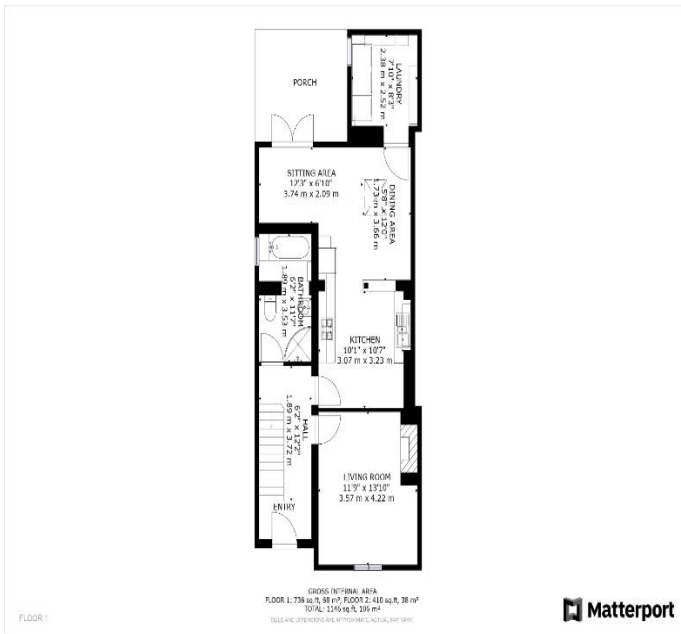
ASKING PRICE €215,000

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



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ACCOMMODATION

Entrance Hall

4.67 x 1.81

Laminate wood flooring.

Living Room

3.89 x 3.24

Laminate wood flooring. Open fireplace with woodboring stove. Blinds and curtains to window. Coving to ceiling.

Kitchen/Diner

6.69 x 5.08

Laminate wood flooring. Fitted kitchen. Double doors to rear garden. Velux window.

Shower Room

3.49 x 1.89

Linoleum flooring. WC. WHB. Jacuzzi Bath. Corner shower with electric T90 shower.

Bedroom 1

3.49 x 1.89

Carpet flooring. Blinds and Curtains to window. Coving to ceiling.

Bedroom 2

3.38 x 3.18

Linoleum flooring. Blinds to window. Coving to ceiling.

Bedroom 3

2.58 x 3.22

Linoleum flooring. Blinds to window.

GARDEN

Large rear yard with garden room. Shed. Rear access for parking

STOREROOM

5.05 X 6.58 – Laminate wood flooring.

BER

Rating: C3

BER No.: 116633462

EPI: 219.38 kWh/msq/yr

FEATURES

- uPVC double glazed windows
- Gas central heating
- Central location
- Garden Room
- Large rear yard with rear vehicular access



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