



## No. 5 Pleasant Avenue, Mount Pleasant, Waterford. X91HD1H.

**For Sale**

**€229,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 90 Sqm. /c. 969 Sq.Ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Detached three bedroom family home extending to c. 90 Sqm. in the sought after mature residential estate of Mount Pleasant, Williamstown Road, Waterford. This bright home is situated in a quiet and mature area of similar type family homes. Accommodation comprises of Entrance hallway, living room, spacious kitchen/dining with french doors leading on to the sunny north east facing rear garden, three spacious bedrooms and bathroom.

## LOCATION

The property is located in the mature sought after residential estate of Mount Pleasant, Williamstown Road, Waterford. Located in the Eastern suburbs of Waterford City, the property is ideally situated within walking distance to University Hospital Waterford, Tesco and Ardkeen Shopping Centres with all major local amenities present. The property is also on a major bus route with primary and secondary schools as well as sports and leisure facilities all within easy reach. The property is close to the Farronshoneen roundabout which gives access to the outer ring road, allowing for easy access to the Waterford IDA Industrial estate, the Western suburbs and all major routes via the N25 and M9 motorway via the Southlink bridge.

**ASKING PRICE €229,000**

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



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## ACCOMMODATION

### Entrance Hall

With tiled flooring.

### Living Room 3.92 x 3.98

Oak flooring. Open fireplace with Stanley Stove. Venetian blinds to window.

### Kitchen/Diner 7.20 x 3.17

Tiled flooring. Large open plan Kitchen/Diner with fitted cream units with integrated dishwasher and Range cooker. French doors to spacious private rear garden.

### Bedroom 1 3.45 x 2.99

Timber flooring. Fitted wardrobes. Venetian blinds to window.

### Bedroom 2 3.00 x 2.99

Timber flooring. Venetian blinds to window.

### Bedroom 3 3.75 x 3.04

Timber flooring. Curtains to window.

### Bathroom 3.20 x 1.85

Tiled floors and walls to ceiling. W.C., W.H.B. and Bath with electric shower.

## GARDEN

Front garden in lawn with spacious gravelled driveway. Large North/East facing rear garden in lawn with gravelled area.

## FEATURES

Excellent location  
Detached three bedroom bungalow  
Spacious site  
uPVC double glazed windows, fascia and soffit

## BER

Rating: D2  
BER No.: 101402261  
EPI: 290.82 kWh/msq/yr



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