



No. 2 Queen's Tce., Barker Street, Waterford. X91 KP5W.

For Sale

€105,000

Bedrooms: 1
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 40sq.m. /c. 431sq.ft.



PSRA Licence Number: 004069



DOUGLAS NICHOLSON GROUP
DNG

REID & COPPINGER

52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

DESCRIPTION

Situated just between O'Connell Street and Barker Street on Queens Terrace in Waterford City, No. 2 Queens Terrace is a compact one bedroom mid terrace dwelling. The property extends to c. 40 sq.m., and comprises of an open plan living area, galley kitchen, shower room with one double on the first floor. The property has the benefit of modern gas fired central heating and timber double glazed windows and would make an excellent starter home.

LOCATION

The property is Ideally located within easy walking distance of a host of local amenities, shops and eateries. The property is situated adjacent to Ballybricken, Thomas Hill, The Quay and also a short stroll away from the City Centre. The property is situated in a terrace of similar type family homes and is on a main bus route whilst being just a short drive away to the South East Technological University and the main Waterford IDA Industrial Estate.

ASKING PRICE €105,000

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





ACCOMMODATION

Entrance

Living Room **6.13 x 2.65**

Solid wood flooring. Fireplace with wall mounted electric fire. Recess lighting.

Galley Kitchen **2.34 x 2.03**

Tiled flooring. Fitted kitchen with tiled splashback. Velux roof light.

Shower Room **1.95 x 1.92**

Tiled flooring. WC. WHB. Electric T80 Shower. Walls tiled from floor to ceiling.

First Floor

Bedroom **2.61 x 4.82**

Laminate wood flooring. Fitted wardrobes.

FEATURES

Gas fired central heating

Timber double glazed windows

Great city centre location

BER

Rating: E1

BER No.: 115508418

EPI: 320.94 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.