

FOR SALE BY PRIVATE TREATY

38 Decies Avenue, Lismore Park, Waterford City

Price: €210,000



38 Decies Avenue offers a superb opportunity to purchase a well presented 4-bedroom semi-detached property with a uniquely large garden for a city property offering excellent scope & potential.

Please contact sole selling agent Brian Kenneally at Manor Properties to arrange a viewing on (087) 6914375 or (051) 304911

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations take place through Manor Properties. Whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.

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The property is conveniently located in a mature residential estate in the western suburbs of Waterford City and within close proximity to the Cork Road. The area is particularly well serviced with all local amenities on the property's doorstep including Waterford Institute of Technology, IDA Industrial Estate, St. Pauls Primary & Secondary Schools, Keogh Practice Surgery and a number of shops and take-aways.

The accommodation extending to apx 127 sq. meters comprises of:

Downstairs:

Sitting Room	4.11 x 3.51
Living Room	6.19 x 3.67
Kitchen	4.26 x 2.99
Utility	1.42 x 2.42
Bathroom	2.43 x 2.93
Bedroom 1	2.46 x 4.14
Garage	2.94 x 4.76

Upstairs:

Bedroom 2	3.95 x 2.77
Bedroom 3	2.71 x 2.71
Bedroom 4	3.30 x 3.99
Bathroom	2.28 x 1.67

The house is presented in excellent condition both internally and externally and also has the benefit of oil-fired central heating and PVC double glazed windows throughout.

Externally the property enjoys a much larger and enviable site than neighboring properties (circa 0.2 acres), which has to be truly appreciated, and also enjoys the benefit of having a south facing back garden and concrete built shed.

Viewing is highly recommended

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