



No. 45 Poleberry, Waterford. X91 A4WK.

For Sale

€169,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 95sq.m. /c. 1023sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious three bedroom mid-terrace residence, conveniently located in Poleberry in Waterford City. The property would make an excellent starter home or investment given its central location. Accommodation comprises of entrance hall, living room, kitchen / diner, bedroom, utility room & shower room. First floor two bedrooms & attic room. The property has the benefit of gas fired central heating & teak single glazed windows.

LOCATION

The property is ideally located in the popular residential area of Poleberry in Waterford City. It is centrally situated within walking distance of the City Centre and all amenities including primary and secondary schools, local shops including Tesco Poleberry, TK Maxx, The Odeon Cinema and is serviced by a regular bus service.

ASKING PRICE €169,000

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



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ACCOMMODATION

Entrance Hall **5.18 x 1.04**

Tiled flooring.

Living Room **3.66 x 3.12**

Tiled flooring. Double doors to kitchen. Recessed lighting.

Kitchen/Diner **4.49 x 3.92**

Tiled flooring. Fitted kitchen with tiled splashback.

Utility Room **1.88 x 2.21**

Tiled flooring. Plumbed for washing machine.

Shower Room **2.83 x 1.57**

Tiled flooring. WC. WHB. Electric shower. Tiled walls.

Bedroom 1 **4.07 x 2.95**

Carpet flooring. Blinds to window.

First Floor

Bedroom 2 **2.60 x 4.12**

Carpet flooring. Fitted wardrobes. Blinds to window.

Bedroom 3 **4.07 x 4.02**

Carpet flooring. Fitted wardrobes. Curtains to window.

Attic Room **4.34 x 3.32**

Carpet flooring. Fitted wardrobes. Fitted wardrobes.

GARDEN

Generous rear garden in lawn.

FEATURES

Gas fired central heating

Large rear garden

Great location

BER

Rating: E1

BER No.: 114316318

EPI: 330.49kWh/msq/yr

The logo for dng.ie, featuring the text 'dng.ie' in white lowercase letters inside a red circle.

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