



No. 3 Saint John's Villas, Lower Grange, Waterford. X91P7EC.

For Sale

€225,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 123 sqm. /c. 1,324 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious three bed, two bath, semi-detached well maintained family residence just a short walk from the City Centre and the Ursuline National & Secondary Schools for girls and Scoil Lorcain National school for boys. The residence is beautifully maintained with excellent living accommodation. Private driveway with ample parking and enclosed rear garden. Accommodation comprises of entrance hall, sitting room, spacious living room/ dining room, fully fitted spacious kitchen, shower room with WC, utility room, 3 double Bedrooms with fitted wardrobes, main bathroom and integrated garage. The property benefits from Oil fired central heating and PVC double glazed windows. Floor area 123 sqm. excludes the garage space.

LOCATION

Situated in Saint John's Villas, Lower Grange, on the outskirts of Waterford City & directly adjacent to the Ursuline Primary & Secondary Schools. The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops all within walking distance while Waterford City Centre is just a short walk away and is also serviced by a bus route.

ASKING PRICE €225,000

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

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ACCOMMODATION

Entrance Hall 4.69 x 1.88

Carpet flooring.

Sitting Room 3.79 x 4.63

Carpet flooring. Marble fireplace with open fire. Curtains to windows.

Living Room/Dining Room 5.25 x 3.10

Carpet flooring. Natural stone fireplace with open fire. Curtains to windows

Kitchen/Diner 5.60 x 4.25

Carpet flooring. Fully fitted kitchen. Curtains and blinds to window.

Shower Room

Tiled floor and walls to ceiling. WC., WHB with vanity unit, electric shower with glass screen.

Utility Room 2.68 x 1.65

Carpet flooring. Fitted units with stainless steel sink. Access to rear garden.

Bedroom 1 4.68 x 3.80

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 2 3.74 x 2.81

Carpet flooring. Fitted wardrobes. Curtains to windows

Bedroom 3 3.74 x 2.41

Carpet flooring. Fitted wardrobes. Curtains to windows

Bathroom 2.80 x 1.56

Tiled floor and walls to ceiling. WC., WHB., Bath. Recessed lighting

Integrated Garage 5.64 x 3.79

Fitted with wall and floor units. Suitable for conversion subject to planning permission

GARDEN

Ample off street parking to the front with garden in lawn.

Beautifully maintained rear garden in lawn with mature shrubbery and paved patio area

FEATURES

Great location

Three double bedrooms

Oil fired central heating

Integrated garage suitable for conversion subject to relevant Planning Permissions

uPVC double glazed windows

BER

Rating: E1

BER No.: 114703556

EPI: 312.4 kWh/msq/yr

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