



No. 31 Spring Garden Alley, Waterford. X91 N66F.

For Sale

€115,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 60 sqm. /c. 646sq.ft.



PSRA Licence Number: 004069

DOUGLAS NUNNAN GOOD
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DESCRIPTION

A charming mid-terrace two bedroom house situated in the heart of Waterford City Centre, just off the newly redeveloped Apple Market area. The property is in very good condition throughout and has the benefit of a kitchen extension to the rear and a gas fired central heating system. The property comprises of entrance hall, living room, kitchen with dining area to the rear and two first floor bedrooms. The property has an enclosed rear garden with an Easterly aspect and paved patio area. Offering all the benefits of City Centre living, this property would be an ideal home for a first time buyer or investor.

LOCATION

The property is located in the heart of Waterford City just off the newly redeveloped Apple Market area. The property is within easy walking distance of all that the City Centre has to offer from shopping, entertainment, education and cultural attractions. Waterford bus and rail stations are within walking distance, with bus stops at Parnell St. servicing Waterford Institute of Technology and the IDA Industrial Estate.

ASKING PRICE €115,000

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





ACCOMMODATION

Entrance Hall **5.84 x 1.57**

Laminate wood flooring.

Living Room **4.15 x 3.13**

Laminate wood flooring. Open fire with cast iron surround. Curtains to window.

Kitchen/Diner **4.28 x 2.82**

Tiled flooring. Fitted kitchen. Door to spacious rear yard.

Bathroom **2.50 x 1.90**

Tiled flooring. WC. WHB. Bath. Tiled around bath and WHB.

FIRST FLOOR

Bedroom 1 **3.91 x 3.06**

Carpet flooring. Fitted wardrobes. Curtains to window

Bedroom 2 **2.69 x 2.50**

Carpet flooring.

GARDEN/YARD

Enclosed rear yard with Easterly Aspect. Paved patio area. Garden shed.

FEATURES

City Centre location

Walking distance of all City Centre amenities

Easy walking distance to transport links

Private enclosed rear yard

Kitchen extension to the rear

Gas fired central heating

BER

Rating: D2

BER No.: 104181987

EPI: 289.52kWh/msq/yr



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