



No. 20 Ballytruckle Green, Ballytruckle, Waterford. X91W8HP

For Sale

€152,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 50 sqm. /c. 538 sq.ft.



PSRA Licence Number: 004069



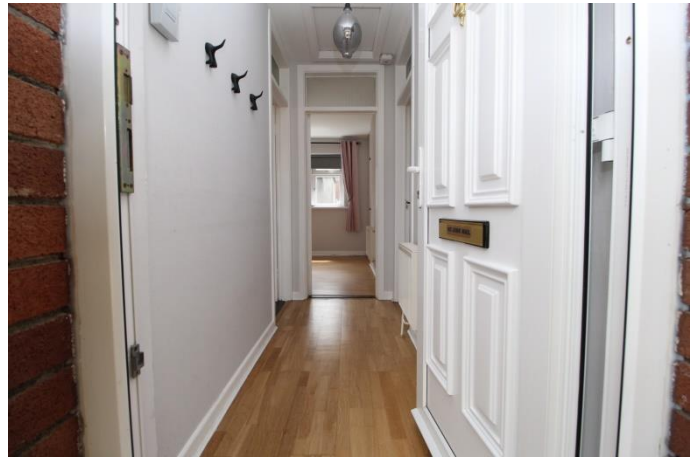
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DESCRIPTION

No 20 Ballytruckle Green would make an excellent starter home / investment opportunity. The property is in walk in condition and is situated in a small cul de sac of similar type family homes. The accommodation comprises of entrance hall, open plan living room / kitchen / diner, shower room with wc and two bedrooms. The front garden is in lawn with side access to a large rear garden in lawn with garden shed. On street parking to the front. The property has the benefit of gas fired central heating and uPVC double glazing throughout.

LOCATION

The property is conveniently located in the mature residential area of Ballytruckle in Waterford City adjacent to the Sacred Heart Church the folly and is within easy walking distance of local amenities including shops, a choice of excellent primary and secondary schools, leisure and sports facilities and is on a bus route to and from the City Centre. The property is also close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

ASKING PRICE €152,000

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

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ACCOMMODATION

Entrance Hall 2.76 x 1.26

Laminate timber flooring

Open plan living room/kitchen 6.92 x 4.24

Laminate timber flooring. Open fireplace with tiled surround and gas fire insert. Fitted kitchen. Blinds to windows. Door to rear garden.

Bedroom 1 3.44 x 3.18

Laminate timber flooring. Fitted wardrobes. Blinds to window.

Bedroom 2 3.05 x 2.07

Laminate timber flooring. Fitted wardrobes. Blinds to window.

Shower room 1.79 x 2.37

Laminate flooring. Tiled floor to ceiling. W.C., WHB, Electric shower.

GARDEN

Front garden in lawn with rear garden in lawn with garden shed.

FEATURES

Corner site

Side access

Natural Gas central heating

uPVC double glazed windows

Garden Shed

BER

Rating: D2

BER No.: 114790801

EPI: 288.6 kWh/msq/yr

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