

For Sale

No. 11 Killure Manor, Killure, Waterford.



This attractive three bedroom end-of-terrace residence is situated on a corner site within the popular development 'Killure Manor' on the Killure Road, Just off the outer ring road in Waterford. In close proximity to The City Centre, the property is also within easy reach of Waterford Regional Hospital, The Ardkeen & Tesco Shopping Complex's, and is within easy reach of Waterford Institute of Technology and Waterford IDA Industrial Estate. An ideal starter home or investment property, this mature residential area offers a host of amenities including shops and schools, all within easy walking distance.

The ground floor accommodation is comprised of entrance hall, living room, and kitchen/diner. First floor accommodation includes three bedrooms, and main bathroom. Heating is provided by gas fired central heating and all windows and doors are uPVC double glazed. The property benefits from off street parking, side entrance, south east facing rear garden, and a large barna shed. This new to the market property offers superb value, viewing comes highly recommended. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

BER NO. 103513255

Asking Price € 105,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Solid Oak flooring. Wired for alarm. Radiator.

Sitting Room

3.40 x 4.28

Solid Oak flooring. Coving to ceiling.
Curtains and venetian blinds to window.
Electric fire (open fire optional).

Kitchen/Diner

5.30 x 3.47

Polished porcelain tiled flooring. Tiled splashback.
Cream high gloss fitted kitchen. Gas stainless steel hob.
Stainless steel electric oven with stainless steel extractor unit.
Coving to ceiling. Curtains to sliding patio door.

Stairs and Landing in Carpet

Bedroom 1

3.59 x 3.06

Solid Oak flooring. Fitted wardrobes.
Curtains & venetian blinds to window. T.V. point.

Bedroom 2

4.20 x 2.62

Solid Oak flooring. Fitted wardrobes.
Curtains and venetian blinds to window.

Bedroom 3

3.00 x 2.55

Solid Oak flooring. Fitted wardrobes.
Curtains and venetian blinds to window.

Main Bathroom

1.70 x 2.34

WC, Whb, Bath. Triton T90 XT electric shower over bath. ???
Tiled floor and walls to ceiling. Upgraded Sanitary Ware.
Radiator.

Hotpress

Stira Folding Attic Stairs

Features:

UPVC double glazed windows & doors.
Upvc fascia & soffit.
Property in immaculate condition throughout.

Garden:

Rear Garden: South east facing garden. Cobble-locking throughout.
Sheltered side entrance.

Front Garden: Off street parking for two cars.

Heating: Gas fired central heating.

BER:

Rating: D1

BER No: 103513255

EPI: 246.56kWh/m²/yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015



Sittingroom



Kitchen



Dining area



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear of Property

DOUGLAS NEWMAN GOOD

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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