



No. 14 Ozanam Street, Waterford. X91 PHR3

For Sale

€175,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 85 sqm. /c. 915 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

Spacious 3 bed, 1 bath end of terrace home situated in the mature residential area of Ozanam Street in Waterford City. The property has been upgraded and extended over the years and is in walk in condition. Comprising of entrance hall, living room, large kitchen/diner/lounge room, utility room, three bedrooms and shower room. The property benefits from uPVC double glazed windows and oil fired central heating with a large south facing rear garden.

LOCATION

The property is Ideally located in the popular residential area of Ozanam Street in Waterford City, within walking distance of a host of local amenities, the Hyper Supervalu centre, as well as a choice of excellent schools nearby including the Mercy primary and secondary. The property is situated adjacent to Ozanam Street, Griffith Place, Congress Place and also a short stroll away from the City Centre.

ASKING PRICE €175,000

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

dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

ACCOMMODATION

Entrance Hall **2.23 x 1.08**

Semi solid oak flooring

Living Room **4.33 x 3.75**

Timber flooring. Open fireplace with marble surround. Venetian timber blinds to windows.

Kitchen/Diner/Lounge Room **6.23 x 5.16**

Tiled flooring. Fitted ivory kitchen with integrated fridge freezer, oven and hob. Laminate timber flooring to lounge room. Recess lighting. Door to rear patio and garden. Blinds to window.

Utility Room **2.74 x 1.19**

Linoleum flooring. Fitted units. Plumbed for washing machine and dryer. Blinds to window.

Bedroom 1 **4.23 x 2.80**

Semi solid oak flooring. Venetian timber blinds and curtains to window.

Bedroom 2 **2.87 x 3.20**

Carpet flooring. Cast iron fireplace. Venetian blinds and curtains to window.

Bedroom 3 **2.72 x 2.39**

Linoleum flooring. Venetian timber blinds to window.

Shower Room **2.71 x 1.79**

Tiled floor and walls to ceiling. WC, WHB and Electric Shower unit with glass doors.

Internal Hallway **5.87 x 0.87**

Laminate timber flooring.

GARDEN

Cobblelock driveway to the front

Cobblelock patio at rear with spacious south facing garden and garden shed

FEATURES

Fully Alarm

Off Street Parking

Large South facing rear garden

uPVC double glazed window

Oil fired central heating

BER

Rating: D2

BER No.: 113886253

EPI: 283.05 kWh/msq/yr

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

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.