



No. 52 Roanmore Park, Waterford. X91 Y00Y.

For Sale

€185,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 55sq.m. /c. 592sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 52 Roanmore Park is a charming end of terraced bungalow with the benefit of gas fired central heating and uPVC double glazed windows and doors throughout. Spacious front garden in lawn and large private garden to the rear which offers enormous potential for an extension subject to the relevant Planning Permission. Accommodation comprises of entrance hall, living room, galley kitchen, two double bedrooms and bathroom.

LOCATION

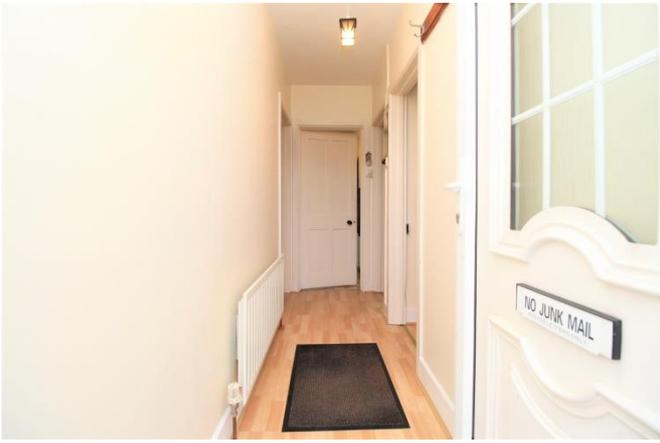
Located in a quite cul de sac on the popular mature residential estate of Roanmore Park. Situated on a large site with spacious private side entrance to rear garden with and an option for off street parking. The property is located close to Mount Sion and Presentation primary & secondary schools. The location which is centrally located adjacent to the Cork Road, offers a choice of supermarkets, DIY stores and a host of amenities. Waterford City centre, Waterford Institute of Technology and Waterford Industrial Park are just a short drive away. Situated 2 minutes from a bus stop.

ASKING PRICE €185,000

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



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ACCOMMODATION

Entrance Hall **3.52 x 1.04**

Laminate wood flooring.

Living Room **3.97 x 3.63**

Laminate wood flooring. Open fireplace with tiled surround. Curtains to windows.

Kitchen **2.58 x 2.09**

Linoleum flooring. Fitted kitchen with breakfast bar.

Bedroom 1 **3.98 x 3.54**

Laminate wood flooring. Fireplace. Curtains to windows.

Bedroom 2 **4.05 x 2.54**

Laminate wood flooring. Fitted wardrobes. Curtains to windows.

Bathroom **1.80 x 2.50**

Linoleum flooring. WC. WHB. Bath with electric shower.

GARDEN

To the front of the property the garden is in lawn with side access. Also an option for off street parking. Large private rear garden.

FEATURES

uPVC double glazed windows and doors

PVC fascia and soffits

Gas fired central heating

Large private rear garden

Excellent location

BER

Rating: G

BER No.: 114794589

EPI: 464.61 kWh/msq/yr



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