



No. 19 The Crescent, Fairfield Park, Waterford. X91 EV8P

For Sale

€225,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 92sqm. /c. 990sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Beautifully presented three bedroom semi-detached home within the popular development of Fairfield Park, in the Kilcohan area of the Southern suburbs of Waterford City. Situated just off the outer ring road, the property is situated within easy access of Waterford City and all other routes including the IDA Industrial Estate and Waterford University Hospital. The property would make an excellent family home or investment property alike. The property comprises of entrance hallway, spacious sitting room, downstairs WC, open plan kitchen / diner with sliding patio doors to rear garden, three generous bedrooms at first floor level, all with built in wardrobes, and including master bedroom with en-suite shower room and family bathroom. The property has a lawned garden to the front with off street parking, and a generous rear garden with barna shed. The property is situated on the main avenue of the development in an elevated position over-looking a large green area. The property benefits from a zoned gas fired central heating system and also has the benefit of uPVC double glazed windows, and uPVC fascia and soffit. Viewing this property comes highly recommended.

LOCATION

Within the popular development of Fairfield Park in the Kilcohan area on the outskirts of Waterford City. The property is ideally situated just minutes from the outer ring road giving easy access to all major routes as well as the Waterford IDA Industrial Estate and Waterford Institute of Technology. The property also has a number of local shops and schools all within walking distance and is also on a major bus route.

ASKING PRICE €225,000

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



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ACCOMMODATION

Entrance Hall

Laminate wooden flooring.

Living Room

3.47 x 5.52

Laminate wooden flooring. Gas fire with marble surround.

Kitchen/Dining Room

2.77 x 5.42

Tiled flooring. Ground and eye level fitted units. Built in hob. Fridge Freezer and washing machine. Double doors to garden.

Downstairs Toilet

1.00 x 2.34

Tiled flooring. Whb and wc

Master Bedroom

3.16 x 3.29

Laminate wooden flooring. Built in wardrobes.

En-suite

Tiled floor to ceiling. Whb and wc. Triton T90 electric shower

Bedroom 2

3.29 x 4.23

Laminate wooden flooring

Bedroom 3

2.49 x 2.43

Laminate wooden flooring. Built in wardrobes.

Main Bathroom

1.85 x 2.07

Tiled floor to ceiling. Whb and wc. Shower over bath.

GARDEN

Small front garden with generous garden to rear

FEATURES

Zoned gas fired central heating

uPVC double glazing

Generous rear garden with barna shed

Off street parking to front with garden in lawn

Situated over-looking a large green area

BER

Rating: C3

BER No.: 101980639

EPI: 210.66 kWh/msq/yr



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