



## No. 2 Fairfield Close, Belvedere Manor, Waterford. X91 CRR2

**For Sale**

**€235,000**

**Bedrooms:** 3/4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** C. 120 sqm. /C. 1,292 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious three / four bedroom semi-detached two storey property situated in a quiet cul de sac in the popular mature residential estate of Belvedere Manor. This bright well maintained family home has the benefit of uPVC double glazing, uPVC fascia and soffits, and gas fired central heating. The property comprises of entrance hall, living room, sitting room, kitchen/ diner, wc, utility room and lounge / bed 4. First floor level comprises of three bedrooms, master bedroom en suite and main bathroom. The property has a private rear garden with walled boundary and large patio area, while the front garden also is in lawn with driveway. This well-proportioned property would make a fantastic home or investment property alike. For further information and viewing arrangements please contact the Sole Selling Agents DNG Reid & Coppinger Auctioneers on 051 852233.

## LOCATION

Ideally located in Waterford's Western Suburbs, Belvedere Manor is situated in close proximity to a host of local amenities, shops, schools and sports facilities. The property is also located a short distance from the Waterford IDA Industrial estate, Waterford Institute of Technology and the WIT Sports Arena. The property is also on a bus route and is within close proximity to the Outer Ring-Road, the N25 Waterford to Cork / Rosslare Road, and the M9 Waterford to Dublin Rd. via the new Southlink bridge.

**ASKING PRICE €235,000**

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



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## ACCOMMODATION

Entrance Hall 2.22 x 5.29

With carpet flooring.

Living Room 3.83 x 5.27

With carpet flooring, venetian blinds to window, mahogany surround fireplace with marble and gas fire insert, coving to ceiling, Bay window, double doors to Lounge Room.

Lounge 3.65 x 4.13

With carpet flooring, coving to ceiling, blinds to window.

Kitchen/Diner 4.62 x 3.30

With linoleum flooring, fitted oak kitchen units.

Utility 2.60 x 1.38

With linoleum flooring, plumbed for washing machine.

Downstairs WC 1.57 x 0.94

W.C., W.H.B. with tiled floor and walls.

TV Room 4.98 x 2.65

With laminate flooring, venetian blinds to window.

Stairs and Landing in carpet

Bedroom 1 3.80 x 3.64

With carpet flooring, curtains and blinds to window, fitted wardrobes.

Ensuite 0.99 X 2.75

With linoleum flooring. W.C., W.H.B., Tiled Shower Unit with electric shower.

Bedroom 2 3.80 x 3.40

With laminate wooden flooring, curtains and venetian blinds to window.

Bedroom 3 2.68 x 2.57

With laminate wooden flooring, curtains and venetian blinds to window.

Bathroom 2.53 x 1.91

With linoleum flooring. W.C., W.H.B., Bath. Blind to window.

## GARDEN

Spacious rear garden

## FEATURES

Situated in a quiet cul de sac overlooking a green area

Sought after location

Upvc Double Glazing

Gas fired central heating

## BER

Rating: C3

BER No.: 112511795

EPI: 217.28 kWh/msq/yr



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