



No. 21 St. Alphonsus Road, Waterford. X91KN5F.

For Sale

€155,000

Bedrooms: 2/3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 60 sqm. /c. 646 sq.ft.

Pending

PSRA Licence Number: 004069



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DESCRIPTION

No. 21 St Alphonsus Road would make an excellent starter home / investment due to its central location. The property is in need of modernisation but has the benefit of gas fired central heating and uPVC double glazing windows. The property comprises of entrance hallway, sitting/bedroom 3, living room, kitchen/diner, and shower room. The first floor has one single and one double bedroom. To the rear of the property is a sunny patio with garden barna building.

LOCATION

Within walking distance of schools, shops and sports facilities, No.21 St. Alphonsus Road is located in a popular & mature residential area of Waterford City. The property is situated just a short distance from the Ardkeen Shopping Complex in the eastern suburbs as well as Waterford University Hospital. Adjacent to St John Of God School while Newtown, De La Salle and Waterpark primary & secondary schools are also within walking distance, Waterford city centre and the Peoples park is just a short stroll away.

ASKING PRICE €155,000

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

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ACCOMMODATION

Entrance Hallway **2.78 x 1.21**

Living Room/Bedroom 3 **3.12 x 2.74**

Carpet flooring. Blinds to window.

Sitting Room **2.99 x 4.42**

Carpet flooring. Open fireplace with cast iron surround.

Kitchen/Diner **2.98 x 3.66**

Linoleum flooring. Fitted kitchen.

Shower Room **1.83 x 1.71**

Tiled floor and walls to ceiling. WC, WHB and electric Shower.

Stairs and landing in carpet to First Floor

Bedroom 1 **4.34 x 2.48**

Carpet flooring. Fitted wardrobes. Venetian blinds to window.

Bedroom 2 **3.08 x 2.49**

Carpet flooring. Fitted wardrobes. Velux window.

GARDEN

Patio to the rear with barna shed

FEATURES

Excellent location

Within walking distance of local amenities and the City Centre

Gas fired central heating

uPVC double glazed windows

BER

Rating:

BER No.:

EPI: kWh/msq/yr



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