



No. 15 Meadowbank Baile Na nDeise, Waterford. X91P4FP.

For Sale

€259,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 3
Size c. 94 sq.m. /c.1,011 sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
051852233

info@dngreidandcoppinger.ie
www.dngreidandcoppinger.ie
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 three-bedroom semi-detached two storey residence located in Waterford's Western suburbs. Situated just off the Cork Road, the property is in a highly accessible location, with easy access to the outer ring-road and a host of local amenities including the Waterford IDA Industrial Estate, and the South-East Technological University SETU. In excellent condition throughout, the property offers spacious living accommodation with generous outdoor space, with south facing rear garden in lawn, and off-street parking to the front for two cars with cobble-lock driveway. Heating to the property is provided by a gas fired central heating system and all windows are PVC double glazed. The property comprises of entrance hall, living room, kitchen/diner, downstairs WC, three generous bedrooms including master bedroom with en-suite shower room, and main bathroom. In walk in condition, this excellent property would make an ideal investment property or family home alike.

LOCATION

The property is located just off the Cork Road in Waterford City's Western suburbs and is within easy reach of the Waterford IDA Industrial Estate, the South-East Technological University SETU, the outer ring road, and a host of local amenities and transport links. The property is situated in a highly accessible location with easy access to all major routes.

ASKING PRICE €259,000

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



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

Tiled floor. Storage under stairs. Alarm Panel. Coving to ceiling.

WC **1.50 x 1.44**

Tiled floor. WC, WHB.

Living Room **3.53 x 4.99**

Laminate wooden flooring. Marble fireplace with wooden surround. Gas fire insert. Coving to ceiling. Double doors to kitchen / diner.

Kitchen **5.50 x 3.49**

Tiled floor and splashback. Shaker style fitted kitchen. Electric oven and ceramic hob. Stainless steel sink unit. Sliding patio door to rear garden.

Stairs & Landing in Carpet

Hot Press

Shelving throughout. Factory insulated cylinder.

Bathroom **2.17 x 1.98**

WC, Whb, Bath. Electric shower over bath and glass shower screen. Tiled floor and walls over bath.

Master Bedroom **3.44 x 3.37**

Spacious double bedroom. Laminate wood flooring. Fitted wardrobes.

En Suite **2.36 x 1.47**

WC, WHB, Shower. Tiled floor and walls around shower. Glass shower enclosure. Triton electric shower unit.

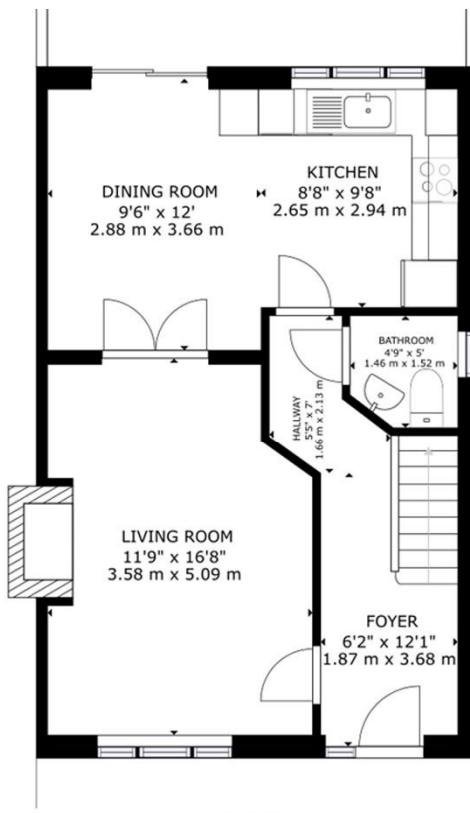
Bedroom 2 **3.12 x 4.04**

Double bedroom. Laminate wood flooring. Fitted wardrobes.

Bedroom 3 **2.95 x 2.29**

Single bedroom. Carpet flooring. Fitted wardrobes.

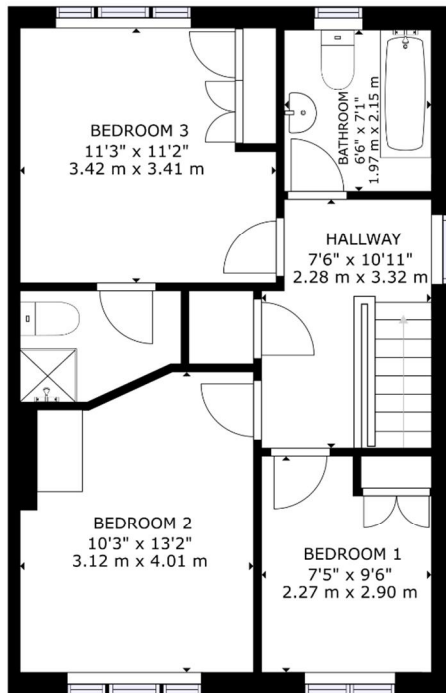




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 547 sq ft, 50.8 m²; FLOOR 2: 538 sq ft, 50.01 m²
 EXCLUDED AREAS: PATIO: 368 sq ft, 34.15 m²; PORCH: 423 sq ft, 39.28 m²
 TOTAL: 1085 sq ft, 100.81 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 547 sq ft, 50.8 m²; FLOOR 2: 538 sq ft, 50.01 m²
 EXCLUDED AREAS: PATIO: 368 sq ft, 34.15 m²; PORCH: 423 sq ft, 39.28 m²
 TOTAL: 1085 sq ft, 100.81 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GARDEN

Garden to the rear in lawn with cobblelock to the front of the property



BER

Rating: B3

BER No.: 117177857

EPI: 138.97 kWh/msq/yr

FEATURES

Spacious three bedroom semi-detached property

Generously proportioned internal layout

Ideally located close a host of local amenities including SETU and the IDA Industrial Estate

Within easy reach of the outer ring road and all major routes

Double driveway finished in cobble lock

Excellent BER Rating of B3

Gas fired central heating

PVC double glazing



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.