



No. 3 The Drive, Fairfield Park, Waterford. X91 N6CX.

For Sale

€165,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's: 3
Size: c. 98 sqm. /c. 1055 sq.ft.



PSRA Licence Number: 002015



52 High Street
Waterford

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DESCRIPTION

Excellent fully furnished three bedroom semi-detached home situated within the popular development of Fairfield Park in the Kilcohan area on the outskirts of Waterford City. The property is in walk-in condition and is being sold to include all the furniture. It comprises of an entrance hallway, spacious sitting room, W.C., open plan kitchen/diner with sliding doors to rear garden. First floor accommodation comprises three bedrooms, all with built-in wardrobes, including master bedroom with en-suite shower room and bathroom. The property has lawned gardens to the front & rear with off street parking. The property benefits from a gas fired central heating system and also has the benefit of uPVC double glazed windows, fascia and soffit.

LOCATION

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 €165,000

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



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ACCOMMODATION

Entrance hall

4.96 x 1.83

With slate tiled flooring

Sitting Room

5.50 x 3.50

Laminate wood flooring, open fireplace with oak surround, recess lighting, blinds and curtains to window.

Downstairs WC

2.11 x 1.04

WC, whb with laminate wood flooring.

Kitchen/diner

5.44 x 3.00

Slate tiled flooring, fitted kitchen with integrated oven and hob, sliding doors to rear garden.

Stairs and landing in carpet

Hot Press

Bedroom 1

4.00 x 3.32

Double bedroom with laminate wood flooring, fitted wardrobes, curtains and blinds to window.

En suite

1.30 x 2.62

WC, whb and shower. Tiled floor and showers walls to ceiling. Electric shower unit.

Bedroom 2

3.82 x 3.34

Double bedroom with laminate flooring, fitted wardrobes, curtains and blinds to window.

Bedroom 3

2.48 x 2.44

Single bedroom with laminate flooring, fitted wardrobes, curtains and blinds to windows.

Bathroom

2.35 x 2.08

WC, Whb, Bath. Tiled floor and walls to ceiling over bath.

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GARDEN

Off street parking with lawn to the front, lawn to rear with garden shed.

FEATURES

Gas fired central heating

Furniture included in the sale

Off street parking

Spacious front and rear gardens

BER

Rating: C1

BER No.: 101072783

EPI: 171.17 kWh/msq/yr



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