



High Street, Cheekpoint, Co. Waterford. X91 P966.

For Sale

€120,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 90sq.m. /c. 969sq.ft.



PSRA Licence Number: 004069



DOUGLAS NINNIAN GOOD
DNG

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DESCRIPTION

Island View is a three bed end of terrace property with spacious yard to the side suitable for development subject to the relevant planning permission. The property is located in a terrace of similar type homes with unobstructed views of where the three rivers meet, The Barrow, The Nore and The Suir. The property is in need of renovation but has excellent potential which includes the adjoining site/yard. Accommodation comprises of entrance hall, living room, kitchen/dining, utility room, bathroom and on the first floor three bedrooms.

LOCATION

Cheekpoint is a village set on the confluence of the River Suir and the River Barrow. Lying beneath the 150 metre high Minaun Hill, the village has panoramic views of Waterford Harbour and surrounded by the Malting Woods. Waterford City just 12km away with Dunmore East a short drive away

ASKING PRICE €120,000

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



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ACCOMMODATION

Entrance Hall **6.07 x 1.40**

Tiled flooring.

Livingroom **4.34 x 5.42**

Pine timber flooring. Open fireplace with granite hearth. Beams to ceiling. Sliding patio doors to yard.

Kitchen/Dining **6.80 x 3.57**

Linoleum and pine timber flooring. Fitted kitchen. Open fireplace. Beams to ceiling.

Bathroom **1.79 x 2.07**

Tiled flooring. WC. WHB. Bath.

Utility Room **3.60 x 2.14**

Tiled flooring. Door to rear yard.

First Floor

Bedroom 1 **3.58 x 4.03**

Carpet flooring. Fitted wardrobes.

Bedroom2 **3.84 x 3.15**

Carpet flooring. Fitted wardrobes.

Bedroom3 **3.84 x 2.61**

Carpet flooring.

GARDEN

Front garden in lawn with parking for two cars. Enclosed yard to the rear of the property

FEATURES

Development potential

Unobstructed river views

Excellent starter or holiday home

BER

Rating: **F**

BER No.: **113430532**

EPI: **388.77 kWh/msq/yr**



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