



## No. 99 Hennessy's Road, Waterford. X91 H2NA.

**For Sale**

**€169,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 75 sqm. /c. 807 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 99 Hennessy's Road is an excellent 2/3 bed mid terrace two storey family home set in a mature residential area. The property has the benefit of gas fired central heating and uPVC double glazed windows and doors throughout. Spacious cobblelock driveway to the front and the rear garden in lawn with garden shed and rear access. Accommodation comprises of entrance hall, living room, spacious kitchen / diner and shower room. First floor has two large double bedrooms and second floor attic room.

## LOCATION

Located in the popular mature residential area of Hennessey's Road. Situated on a spacious site with the benefit of rear access to the rear garden. The property also has the benefit of off street parking to the front. The property is located close to Mount Sion and Presentation primary & secondary schools. The location which is centrally located adjacent to the Cork Road, offers a choice of supermarkets, DIY stores and a host of amenities. Waterford City centre, Waterford Institute of Technology and Waterford Industrial Park are just a short drive away. Situated 2 minutes from a bus stop.

**ASKING PRICE €169,000**

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



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## ACCOMMODATION

**Entrance Hall** 4.57 x 1.81

Carpet flooring.

**Living Room** 4.72 x 2.97

Carpet flooring. Blinds to window. Open fireplace with gas fire insert.

**Kitchen/diner** 6.00 x 3.16

Linoleum and carpet flooring. Fitted kitchen. Blinds to window.

**Shower Room** 2.06 x 1.78

Tiled floor and walls to ceiling. WC, WHB and corner T90 electric shower.

Stairs to first floor

**Bedroom 1** 4.64 x 3.22

Carpet flooring. Fitted wardrobe. Curtains and blinds to window.

**Bedroom 2** 3.21 x 3.00

Carpet flooring. Fitted wardrobes. Curtains and blinds to window.

**Attic Room** 5.22 x 3.00

Carpet flooring. Curtains to window.

## GARDEN

Cobblelock driveway to the front. Garden to the rear in lawn with patio area and garden shed. Rear access for bins.

## FEATURES

Rear garden access

Gas fired central heating

uPVC double glazed windows

## BER

Rating: D1

BER No.: 115542482

EPI: 241.69 kWh/msq/yr



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