



No. 249 Saint John's Park, Waterford. X91YFN1.

For Sale

€169,000

Bedrooms: 3/4
Reception Rooms: 2
Bathroom's / WC's 1
Size: c. 109 sq.m. /c. 1,173 sq.ft.



PSRA Licence Number: 004069



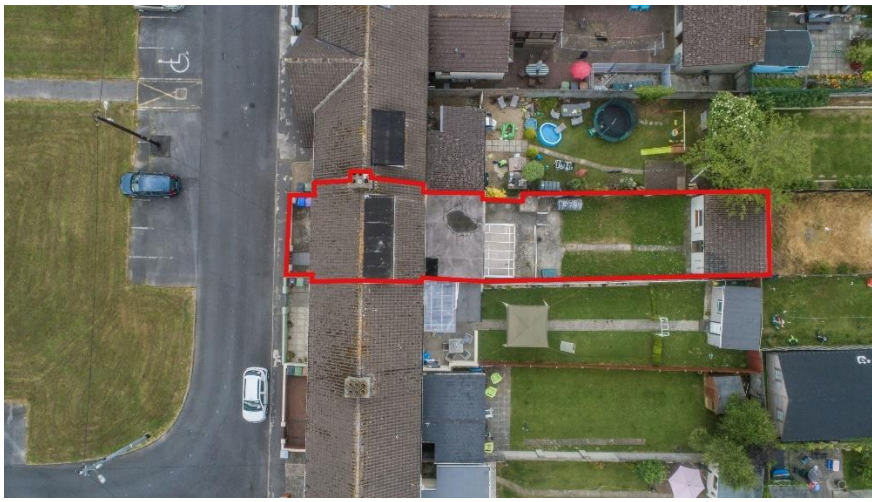
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DESCRIPTION

In superb family home condition throughout, this extended three / four-bedroom terraced property is conveniently located in mature residential area of St. Johns Park in the eastern suburbs of Waterford City. The property comes to the market in excellent condition throughout and would represent an ideal opportunity for a first-time buyer or family to acquire an extended three-bedroom home in a mature residential area. The property comprises of entrance hall, sitting room, main bathroom, living room, kitchen / diner, conservatory, and utility room at ground floor level. Upstairs the property comprises two double bedrooms and one single bedroom, with a second stairs to the second-floor converted attic with dormer windows, offering an ideal work from home space, playroom, or storeroom. The property also offers excellent outdoor space with a large south facing rear garden in lawn with paved patio area, and sizable block-built garden shed.

LOCATION

The property is situated in the Eastern suburbs of Waterford City and within easy walking distance of local amenities including shops, primary and secondary schools, leisure, and sports facilities and is on a bus route to and from the City Centre. The property is also conveniently located close to the outer ring road, giving easy access to the Waterford IDA Industrial Estate, Waterford Institute of Technology and all major routes via the new City bypass and Southlink Bridge.

ASKING PRICE €169,000

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



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ACCOMMODATION

Entrance Hall

Laminate wood flooring. Cloaks understairs. Coving to ceiling.

Sitting Room

2.68 x 4.05

Laminate wood flooring. Curtains and blinds to window. Coving to ceiling

Main Bathroom

1.63 x 1.88

Tiled flooring. WC. WHB with vanity unit. Wet room shower. Chrome heated towel rail. Walls tiled from floor to ceiling.

Living Room

3.56 x 3.23

Laminae wood flooring. Marble fireplace with provision for T.V. over. Recessed spot lighting. Coving to ceiling

Kitchen/Diner

3.94 x 3.78

Large open plan kitchen extension. Shaker style fitted kitchen. Mosaic tiled splash back. LED recessed spotlights. Coving to ceiling.

Utility Room

1.50 x 2.19

Tiled floor. Fitted storage units. Plumbed for washing machine and dryer

Glass Conservatory

2.45 x 2.75

Tiled flooring.

Stairs and Landing in Carpet

Bedroom 1

2.39 x 4.06

Laminate wood flooring. Extensive fitted wardrobes. Curtains and blinds to window.

Bedroom 2

3.59 x 3.58

Laminate wood flooring. Fitted wardrobes. Curtains and blinds to window.

Bedroom 3

2.42 x 2.58

Laminate wood flooring. Curtains and blinds to window

Attic Room

2.92 x 4.19

Carpet flooring. Dormer windows to rear. Ample storage in eaves.



GARDEN

South facing rear garden in lawn. Large block built garden shed with power.

FEATURES

Large kitchen and utility extension

Attic conversion suitable as home office, playroom, or storage

Two reception rooms (one suitable as fourth bedroom)

Large rear garden with block-built garden shed with mains power.

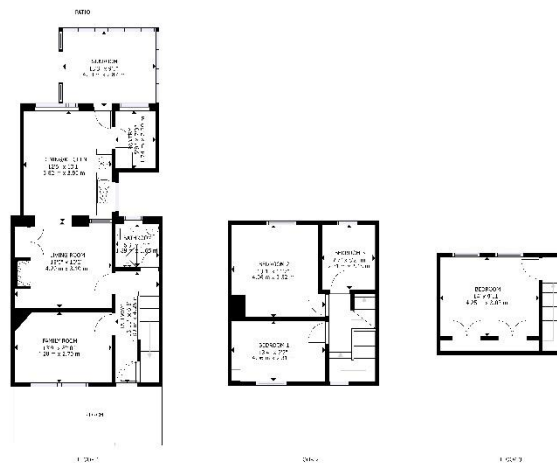
Fully alarmed

BER

Rating: C2

BER No.: 116505793

EPI: 190.16 kWh/msq/yr



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