



No. 113 St. Johns Park, Waterford. X91 C4VR.

For Sale

€129,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 1
Size: c.75 sqm. /c.807sq.ft.



PSRA Licence Number: 002015



DNG

DOUGLASS NEWMAN GOOD

THOMAS REID

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Waterford

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DESCRIPTION

Two storey three bedroom mid-terraced home, comprising of entrance hallway, sitting room, kitchen/dining room and bathroom on the ground floor with three bedrooms on the first floor. The Property also has the benefit of gas fired central heating, PVC double glazing throughout and gardens to the front and rear with generous street parking available.

LOCATION

The property is conveniently located in the mature residential area of St. Johns Park in Waterford City. It is within 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 €129,000

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



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ACCOMODATION

Entrance Hall 4.23 x 1.90

Laminate wood flooring

Living Room 4.06 x 2.67

Laminate flooring. Open fire. Blinds to window.

Kitchen 3.64 x 3.24

Laminate flooring. Fitted kitchen. Gas fire.

Bedroom 1 4.12 x 2.45

Wood flooring. Blinds to window.

Bedroom 2 3.55 x 3.69

Wood flooring. Built in wardrobe. Blinds to window.

Bedroom 3 2.57 x 2.43

Wood flooring. Blinds to window.

Bathroom 1.80 x 1.88

Laminate flooring. WC. WHB. Electric shower.

GARDEN

Front and rear garden in lawn with

BER

Rating: D1

BER No.: 111396180

EPI: kWh/msq/yr 249.91



