

FOR SALE

By Private Treaty

7 Marian Terrace, Maypark Lane
Ballinakill, Waterford €130,000



Excellent development opportunity on the much sought after Maypark Lane, Ballinakill. Marian Terrace is a lovely small development of only twelve semi detached houses overlooking a public green area and backing onto Waterpark rugby grounds. This property is in need of total refurbishment, but a quick inspection of the property will reveal the extra space to the side and rear which would accommodate a substantial extension (subject to PP) if required. Potential buyers will note that similar properties on the road have been tastefully refurbished and extended in recent years. The current accommodation extends to circa 72m² comprising of an entrance hallway, bathroom, livingroom and kitchenette on the ground floor. The upper floor accommodates three bedrooms.

Outdoors, the property boasts a south facing rear garden of circa 45mtrs /150ft, overlooking Waterpark rugby club.



