



No. 11 The Vee, Cork Road, Waterford. X91YPPS.

For Sale

€180,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 115sq.m. /c. 1235 sq.ft.



PSRA Licence Number: 002015



DNG

GOOD INWARDEN GOOD

THOMAS REID

52 High Street
Waterford

T: 051852233 E: info@thomasreid.ie
www.thomasreid.ie www.dng.ie

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DESCRIPTION

Spacious four bedroom semi-detached bungalow residence, with off street to the side for two or more cars, the side entrance leads around to a sizable private south facing rear garden, set in lawn with mature trees and hedging. Fully double glazed throughout the property comes with a C3 Building Energy Rating and has been reinsulated in recent years, while being heated with a modern oil fired central heating system. Extending to c. 115 Sqm (c.1,235 sq.ft.) of spacious living accommodation, the property comprises an entrance porch, entrance hall, living room, kitchen with dining area, main bathroom, and four bedrooms

LOCATION

The property is Ideally located on The Cork Road in Waterford City, within walking distance of a host of local amenities, shops and eateries, as well as Waterford Institute of Technology and the College Street Campus. The property is also a short stroll from the City Centre and is on a main bus route.

ASKING PRICE €180,000

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



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ACCOMODATION

Entrance Porch

Entrance Hall

Lino flooring.

Living Room 5.39 x 3.69

Carpet flooring. Open fire. Maple fireplace surround to cast iron hearth and marble plinth.

Kitchen 5.56 x 3.65

Lino flooring. Fitted kitchen with ground and eye level units. Side Entrance.

Bathroom 2.67 x 2.11

Tiled flooring. WC. WHB. Electric Shower. Floor and walls tiled.

Bedroom 1 3.64 x 3.77

Wooden floor. Fitted wardrobes.

Bedroom 2

Wooden floors. Fitted wardrobes.

Bedroom 3

Wooden floors. Fitted wardrobes.

Bedroom 4

Wooden floors. Fitted wardrobes.

GARDEN

South facing rear garden in lawn with mature trees and hedging

FEATURES

Super central location.

uPVC double glazing

Off street parking for 2 cars

Oil fired central heating

BER

Rating: C3

BER No.: 102548724

EPI: 222.88 kWh/msq/yr



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