



No. 83 Meadowbank, Baile Na NDeise, Waterford. X91X3PV.

For Sale

€210,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 94 sq.m. /c. 1012 sq.ft.



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DESCRIPTION

Attractive three bedroom two storey semi-detached residence extending to c. 1,012 sq.ft. within the Meadowbank development, situated just off the Cork Road in Waterford City's western suburbs. The property comprises of entrance hall, living room, kitchen/diner, downstairs WC, three generous bedrooms with 'jack and Jill' en-suite from bedroom one and bedroom two, and main bathroom. In excellent condition throughout, this spacious three bedroom property offers excellent living accommodation with generous out door space, with gardens in lawn to the rear and off-street parking to the front with cobble-lock driveway and lawned garden with mature hedging. Heating to the property is provided by a gas fired central heating system and all windows are PVC double glazed. In walk in condition, this excellent property would make an ideal investment property or family home alike.

LOCATION

The property is located just off the Cork Road in Waterford City's Western suburbs, and is within easy reach of the Waterford IDA Industrial Estate, the South East Technical University, the outer ring road, and a host of local amenities and transport links.

ASKING PRICE €210,000

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



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ACCOMMODATION

Entrance Hall

Tiled flooring. Storage under stairs.

Living Room 4.99 x 3.53

Laminate wood flooring. Cast iron fireplace with open fire. Coving to ceiling.

Kitchen/Diner 5.49 x 3.46

Tiled flooring throughout. Tiled splashback. Fitted kitchen with ground and eye level units. Sliding patio door to rear garden.

WC 1.48 x 1.41

Tiled flooring. WC. WHB.

Stairs & Landing in Carpet

Bathroom 2.16 x 1.98

Altro flooring. WC. WHB. Bath with shower mixer. Tiled walls from floor to ceiling.

Bedroom 1 2.83 x 3.20

Laminate wood flooring. Wardrobes. Shared En Suite.

En Suite 1.48 x 2.32

Altro flooring. WC. WHB. Electric shower unit. Walls in PVC.

Bedroom 2 3.00 x 2.39

Laminate wood flooring. Fitted wardrobes. Shared En Suite.

Bedroom 3 2.15 x 2.38

Laminate wood flooring. Fitted wardrobes.

GARDEN

East facing rear garden in lawn. Front garden in lawn with laurel mature hedging, cobble lock driveway, and side entrance.

FEATURES

PVC double glazing

Gas fired central heating

Wired for alarm

Generous gardens and outdoor space

Excellent location close to a host of local amenities

BER

Rating: C1

BER No.: 100205129

EPI: 151.12 kWh/msq/yr

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