

For Sale

**No. 52 Beech Drive, Greenfields,
Old Tramore Road, Waterford**



Well presented three bedroom terrace property, located within the Greenfields development on the Old Tramore Road in the Kilcohan area of Waterford City. Situated just off the outer ring road, the property is within easy access of University Hospital Waterford, Waterford Institute of technology and the IDA Industrial Estate. The property extends to c. 95 sqm., and is comprised of entrance hall, living room, kitchen, utility, downstairs wc. 2 double bedrooms one with en suite and 1 single bedroom, main bathroom and hot press. The property has a rear garden laid out in lawn. This beautifully maintained home would ideally suit a first time buyer, family or equally an investor.

BER: No. 100440148

Asking Price € 130,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Laminate wood flooring.

Living Room

Laminate wood flooring. Open fire place with marble hearth and plinth. Gas fire insert. Blind to windows. 5.30 x 4.14

Kitchen

Tiled flooring. Tiled splash back. Cream cottage style fitted kitchen. Electric cooker with ceramic hob. Island unit. Patio door to garden 4.58 x 5.15

Utility

Tiled flooring. Plumbed for washing machine and dryer. Fitted work surfaces 1.98 x 1.29

WC

Tiled flooring. Tiled walls, floor to ceiling 1.39 x 1.95

Stairs and Landing

Carpet flooring. Folding attic stairs

Bedroom 1

Laminate wood flooring. Fitted wardrobes. Blind to window. 2.95 x 4.37

En Suite

Tiled flooring. Tiled walls, floor to ceiling. T90 electric shower. Wc. Whb. Bath 0.50 x 2.25

Hot Press

Main Bathroom

Tiled flooring. Tiled walls, floor to ceiling. 2.31 x 2.12

Bedroom 2

Laminate wood flooring. Fitted wardrobes. Blind to window. 2.86 x 3.89

Bedroom 3

Laminate wood flooring. Fitted wardrobes. Blind to window. 2.69 x 2.20

Garden

Rear garden with patio

Heating:

Gas fired central heating

BER:

Rating B2

BER No. 100440148

EPI: 114.11kWh/m2/yr

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

DNG Thomas Reid Auctioneers PRSA License No. 002015







DOUGLAS NEWMAN GOOD

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extend permitted by the applicable law.