

For Sale

**No. 6 Williamstown Glen,
Williamstown Road, Waterford**



Three bedroom semi-detached property situated Williamstown Glen, a sought after area of the Williamstown Road in close proximity to the new Outer Ring Road, Ardkeen and Tesco Shopping Centre, Waterford University Hospital and all other local amenities. Accommodation is spacious and bright and comprises of Entrance Hall, Living Room, Kitchen, W.C., Master Bedroom with En Suite, a further 2 Bedrooms and Main Bathroom. Lawn to front and rear garden surrounded by block wall and timber fence with side entrance. This property would make an ideal starter or investment home and viewing is recommended by prior appointment with the sole selling agent DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 107414443

Asking Price € 150,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Altro hard wearing flooring, telephone point, radiator, under stair storage

Living Room

4.08 x 5.25

Laminate wooden flooring, wooden venetian blinds to windows, maple fireplace surround over cast iron fireplace with granite plinth and open fire.

Kitchen

6.24 x 4.31

Maple shaker style fitted kitchen with ground and eye level units, Altro hard wearing flooring, Tiled splash-back.

Downstairs W.C.

With WC, WHB, flooring to match kitchen

Stairs and Landing in carpet

Bedroom 1

3.75 x 4.07

Double bedroom with carpet flooring, wooden venetian blinds, fitted wardrobes

En-suite

3.03 x 1.00

With WC, WHB, Shower, tiled floor and walls around shower, electric shower unit

Bathroom

1.77 x 2.35

With WC, WHB, Bath. Tiled floor and walls

Bedroom 2

4.06 x 3.63

Large double bedroom, carpet flooring, wooden venetian blinds, fitted wardrobes

Bedroom 3

2.47 x 3.22

Generous single bedroom with carpet flooring, wooden venetian blinds, fitted wardrobes

Garden

Garden in lawn to front and rear. Side entrance to rear garden with barna shed.

Heating:

Gas Fired central heating

BER:

Rating	D1
BER No.	107414443
EPI:	237.89 kWh/m ² /yr

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

DNG Thomas Reid Auctioneers PRSA License No. 002015





GOOD NUMBER SYDINGE

DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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