



36 Slievekeale Road, Waterford. X91 A4TY.

For Sale

€145,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 50 sq.m. /c. 538 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Ideally located two bedroom mid terraced home that would make an excellent starter home or for investors alike given its close proximity to all amenities. The property comprises of Entrance hall, living room, kitchen/diner two bedrooms and shower room. The property has the benefit of a spacious garden to the rear. No. 36 Slievekeale Road is situated in a terrace of similar type family homes in the mature residential area. The property is on a bus route and is within minutes walking distance of the City centre, while also being within walking distance of a host of local amenities including shops, schools, and just a short drive away to Waterford Institute of Technology and the main Waterford IDA Industrial Estate. Viewing this property comes highly recommended.

LOCATION

The property is Ideally located in the popular residential area of Slievekeale Road in Waterford City, within walking distance of a host of local amenities, eateries and shops including the Hyper Supervalu complex, as well as a choice of excellent schools nearby. The property is situated adjacent to Morrison's Road, Griffith Place and Barrack Street and also a short stroll away from the City Centre

ASKING PRICE €145,000

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



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ACCOMMODATION

Entrance Hall **1.39 x 1.35**

Tiled flooring.

Sitting Room **4.33 x 4.06**

Laminate wood flooring. Open fireplace with marble surround. Curtains to window

Kitchen/Diner **4.33 x 2.45**

Tiled flooring. Fitted kitchen with integrated hob and double oven. Blinds to window.

Bedroom 1 **4.16 x 2.01**

Laminate wood flooring. Curtains to window.

Bedroom 2 **3.31 x 2.49**

Laminate wood flooring. Curtains to window.

Shower Room **1.84 x 1.51**

Tiled flooring. Walk in wet room with shower. WC. WHB with vanity unit. Walls tiled from floor to ceiling.

GARDEN

Large rear garden with patio and storage sheds

FEATURES

Excellent starter home/investment

uPVC double glazed windows

Oil fired central heating

BER

Rating: D1

BER No.: 103154407

EPI: 257.47kWh/msq/yr



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