



## No. 8 Morley Terrace, Gracedieu, Waterford. X91YX2A.

**For Sale**

**€195,000**

**Bedrooms** 3  
**Reception Rooms** 2  
**Bathroom's/WC's** 2  
**Size** c.150sq.m. /c. 1610sq.ft .



**REID & COPPINGER**

PSRA Licence Number: 004069



52 High Street Waterford

051852233

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[www.dng.ie](http://www.dng.ie)

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## DESCRIPTION

No. 8 Morley Terrace is a Victorian styled three / four-bedroom terraced residence, situated in the mature sought after residential area of Morley Terrace on the Gracedieu Road in Waterford City. This beautiful leafy street is home to a number of similar styled homes and is an extremely attractive city centre location. In need of some modernisation and remedial works, this charming property would make an ideal family home in a superb location. Accommodation comprises of entrance hall, living room, sitting room, kitchen, and dining / sunroom at ground floor level. First floor accommodation includes two double bedrooms, and one single, together with bathroom suite. A stairs from first floor level leads to an attic conversion with two Velux windows. Ground and first floor areas extend to c. 113 sqm. while the attic conversion provides a further c.25 sqm. The property has on-street parking to the front and a large rear garden with an Easterly aspect. The property has the benefit of gas fired central heating and all mains' services. Viewing this charming property comes highly recommended.

## LOCATION

The property is situated in a popular and mature residential area in the Ballybricken area of Waterford City, the tree lined street and period style residences are visually pleasing and always attract good interest from owner occupier city dwelling families. The property is within easy walking distance of the entire Ballybricken area with a host of local amenities including the Hyper Centre Shopping Centre, while the City centre, and the Waterford Bus and Rail Stations are also within walking distance.

**ASKING PRICE €195,000**

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

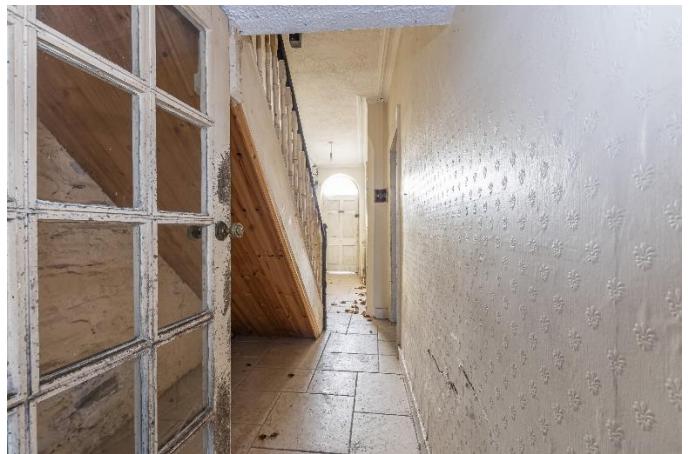


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## ACCOMMODATION

<b>Entrance Hall</b>	<b>5.2 x 25.3</b>
Tiled flooring.	
<b>Living Room</b>	<b>4.35 x 3.58</b>
Wood flooring. Original fireplace. Coving to ceiling.	
<b>Sitting Room</b>	<b>4.07 x 3.85</b>
Wood flooring. Original fireplace. Double doors to rear garden.	
<b>Sunroom</b>	<b>3.08 x 3.58</b>
Tile flooring. Patio doors to garden.	
<b>Kitchen</b>	<b>2.96 x 3.93</b>
Tiled flooring.	
<b>Bedroom 1</b>	<b>4.02 x 3.45</b>
Wooden flooring.	
<b>Bedroom 2</b>	<b>3.90 x 3.03</b>
Wooden flooring.	
<b>Bedroom 3</b>	<b>2.15 x 2.51</b>
Wooden flooring.	
<b>Shower Room</b>	<b>1.23 x 2.44</b>
Tiled flooring. WC. Shower	
<b>Bathroom</b>	<b>2.73 x 1.42</b>
Tiled flooring. WC. WHB. Bath	
<b>Attic Room</b>	<b>5.63 x 5.67</b>
Tiled floor. Velux roof lights.	







## GARDEN

On street parking to the front. Large elongated Easterly rear garden with walled boundary.

## BER

Rating: E1

BER No.: 116829607

EPI: 328.12kWh/msq/yr

## FEATURES

Attractive Victorian style dwelling

Superb City location

Abundance of local amenities

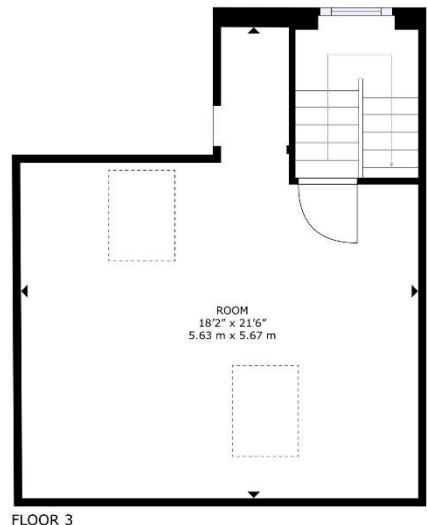
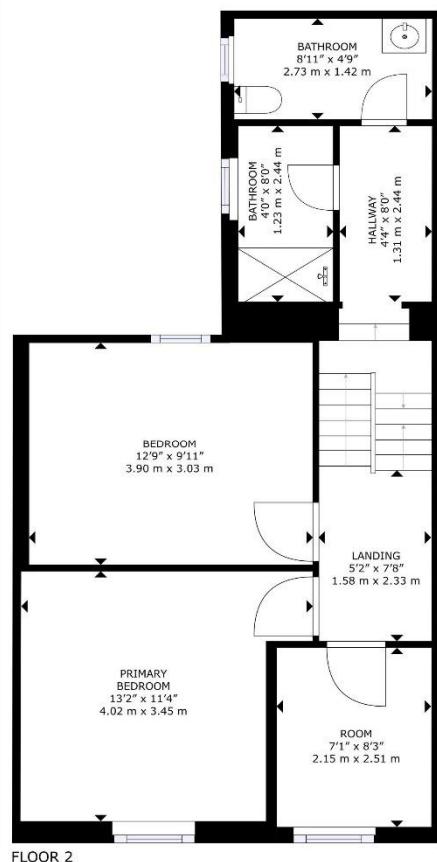
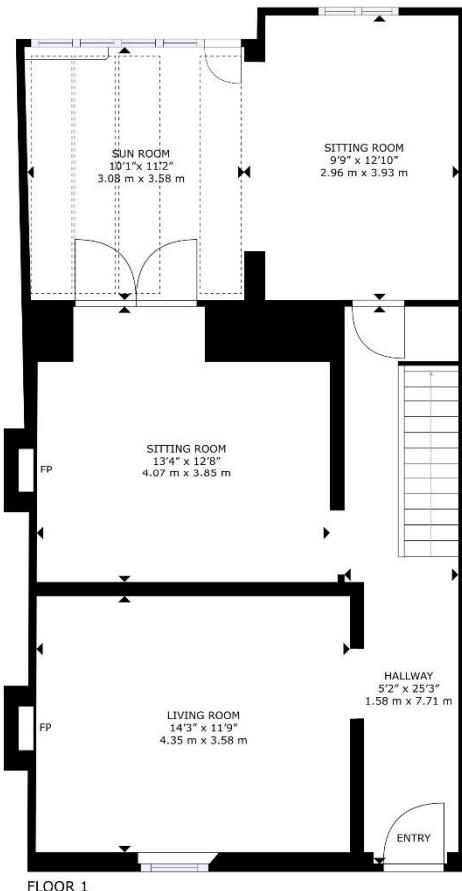
Large rear garden

Attic conversion



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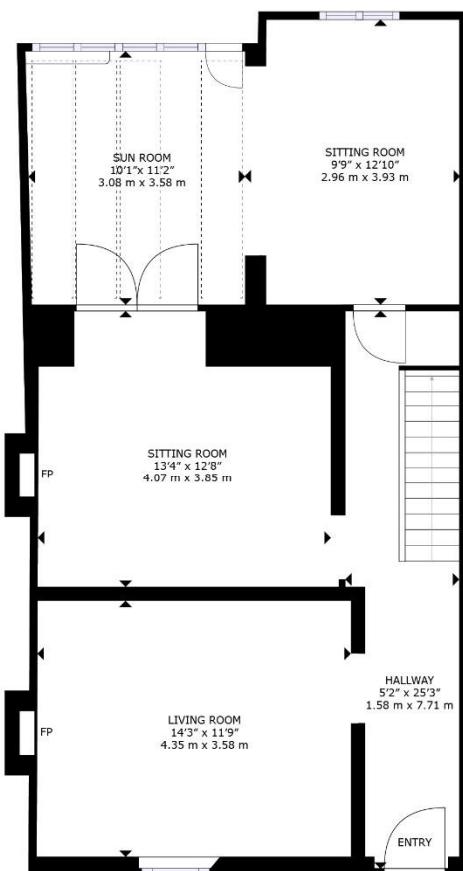




GROSS INTERNAL AREA  
FLOOR 1: 732 sq. ft, 68 m<sup>2</sup>, FLOOR 2: 546 sq. ft, 51 m<sup>2</sup>  
FLOOR 3: 332 sq. ft, 31 m<sup>2</sup>  
TOTAL: 1,610 sq. ft, 150 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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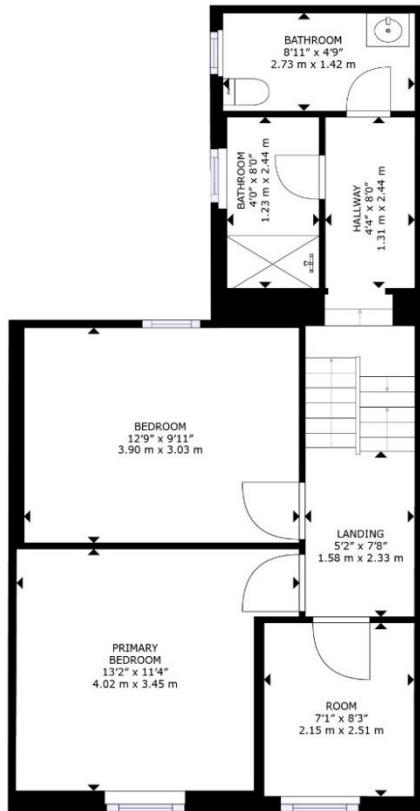


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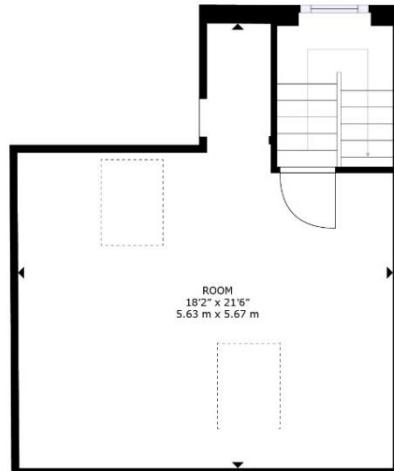
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FLOOR 2

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FLOOR 3

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