



### Property Description

Excellent opportunity to acquire this very well-presented 3-bedroom semi-detached family home located in the popular and conveniently located Fairfield area just off the Old Tramore Road at Kilcohan. The property enjoys easy access to the city centre, with schools, shops, bus routes, and sporting facilities nearby. 'No.3' would be a perfect home for first-time buyers and as an investment opportunity to let. Viewing recommended.

Accommodation includes: Entrance hall, lounge, guest wc/utility room, kitchen/dining room, 3 bedrooms (master en suite), and bathroom.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

|   |  |
|---|--|
| Entrance Hall: 1.98m x 5.16m (6' 6" x 16' 11")      | Laminate flooring and phone point.   |
| Lounge: 3.39m x 5.16m (11' 1" x 16' 11")            | Laminate timber flooring, solid fuel open fire and TV point.   |
| Guest wc/utility:                                   | Plumbed for appliances.  |
| Kitchen/Dining room: 2.93m x 3.37m (9' 7" x 11' 1") | Tiled flooring, fitted kitchen, integrated cooker & hob and PVC sliding door leading to rear garden. |

First Floor:

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|--|--|
| Landing: 2.09m x 2.07m (6' 10" x 6' 9")    | Carpet flooring. Hot press and styra to the attic                        |
| Bathroom: 2.09m x 2.07m (6' 10" x 6' 9")   | Tiled throughout, wc, wash hand basin and T90 electric shower with bath. |
| Bedroom 1: 3.25m x 3.28m (10' 8" x 10' 9") | Laminate flooring and built in wardrobe.                                 |
| En suite: 1.07m x 2.60m (3' 6" x 8' 6")    | Tiled throughout, wc, wash hand basin and Triton T90 electric shower.    |
| Bedroom 2: 2.82m x 4.38m (9' 3" x 14' 4")  | Laminate flooring and built in wardrobe.                                 |
| Bedroom 3: 2.57m x 2.51m (8' 5" x 8' 3")   | Laminate flooring and built in wardrobe.                                 |

Outside and Services:

|   |                             |
|---|-----------------------------|
| Features:   | UPVC double-glazed windows. |
|   | Zoned heating.              |
|   | Off-road parking.           |
|   | Gas-fired central heating.  |
|   | Garden front & rear.        |
|   | Side entrance with gate.    |
| Amenities including Ursuline, Scoil Lorcaín and St Martin Schools, Sacred Heart Church, The Kingfisher Club, Johnville FC, Kilcohan Greyhound Stadium, and public transport all located nearby. |                             |
| The property is situated within easy access to Waterford City and all other routes including the IDA Industrial Estate and Waterford University Hospital.                                       |                             |

Directions

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| X91 K66V |
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Stamp Duty

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| Stamp duty @ 1%. |
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