



Ash Cottage, Newtown Park, Waterford. X91 T9CF.

For Sale

€275,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 76sq.m. /c. 818sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Ash Cottage is a beautifully presented two bedroom detached bungalow in Newtown Park off the Newtown Road in Waterford City. This light filled home has been recently refurbished to include a new kitchen and gas boiler. Accommodation comprises of entrance hall, large open plan living room/kitchen/diner, utility, two bedrooms, main en suite with a walk in wardrobe and shower room. The property has the benefit of gas fired central heating and uPVC double glazed windows. This property would make an excellent purchase for a first time buyer or for buyers who are looking to downsize. Garden to the front with enclosed patio area to the side of the property. Viewing this superb property comes highly recommended.

LOCATION

Ash Cottage is located in Newtown Park just off Newtown Road within walking distance of schools, shops and sports facilities, situated in one of the most sought after residential areas of Waterford. The property is situated just a short distance from the Ardkeen Shopping Complex in the eastern suburbs as well as Waterford University Hospital. Newtown, De La Salle and Waterpark secondary schools are also within walking distance as well as St. John of Gods, Newtown and St. Declan's Primary Schools, Waterford city centre and the People's Park is just a short stroll away.

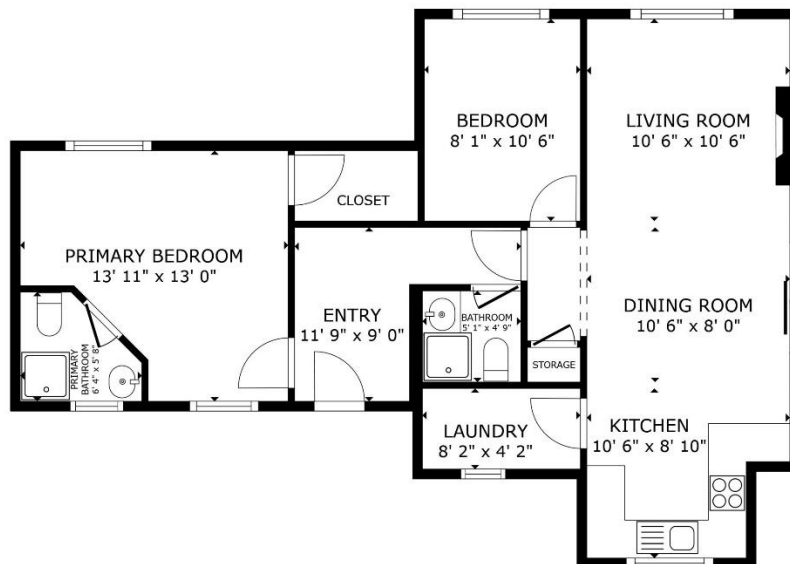
ASKING PRICE €275,000

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



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FLOOR PLAN



GROSS INTERNAL AREA:
FLOOR PLAN 752 sq. ft.
TOTAL : 752 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ACCOMMODATION

Entrance Hall **2.97 x 2.03**

Tiled flooring.

Open Plan Living Room/Kitchen **8.71 x 4.46**

Tiled and carpet flooring. Open fireplace with mahogany surround. Sliding doors to patio. Recess lighting. Curtains to window. Fitted kitchen.

Utility **2.63 x 1.37**

Tiled flooring. Plumbed for washing machine.

Bedroom 1 **4.28 x 4.57**

Laminate wood flooring.

Walk in Wardrobe **1.94 x 1.17**

En Suite **1.95 x 1.82**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

Bedroom 2 **3.23 x 2.52**

Laminate wood flooring. Curtains to window.

Shower Room **1.65 x 1.58**

Tiled flooring. WC. WHB. Electric shower. Tiled walls from floor to ceiling.

FEATURES

Great location

Gas fired central heating

uPVC double glazed windows

Designated parking

BER

Rating: E1

BER No.: 114681992

EPI: 326.68275kWh/msq/yr



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