

For Sale

End of Terrace House



Superb 4 bedroom 2 bathroom home located in fantastic central location

1 Rice Park, Waterford.

Bedrooms: 4

Bathrooms: 2

Built Area (m²): C. 125

Year Build: C. 1960

BER: D1/D2



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Guide Price €189,000

MLS ID: 770821001-591

RE/MAX
Team Fogarty

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No. 1 Rice Park Waterford is a superb 4 bedroom 2 bathroom home located in a fantastic mature residential central location.

Situated opposite the College Street Campus and within walking distance to the city centre.

The property is surrounded by an abundance of services and amenities including schools, shopping and a host of recreational facilities.

The house was originally built c. 1960's and was extended with a double height extension in recent years offering c. 125 M² of generous light filled accommodation.

This wonderful home has been lovingly maintained by its current owners and is presented to the market in pristine turnkey condition.

Accommodation on the ground floor includes entrance hall, sitting room, living room, kitchen dining room and bathroom.

The first floor has 4 bedrooms and shower room.

Outside there is a lawned garden to the front with side access to a spacious enclosed rear garden with decking. This is a great opportunity for the first time buyer or investor to acquire a great starter home or ideal investment given its proximity to the city and college street campus.

SERVICES:

Doubled glazed pvc windows
Oil fired heating

ACCOMMODATION:

Ground Floor

Entrance Hall 4.17 x 1.83

Sitting Room 3.33 x 3.04

Wooden floor

Bathroom 2.44 x 1.35

Fully tiled, bath, wc, whb

Living Room 3.52 x 3.80

Fireplace with back boiler

Kitchen/Dining 6.68 x 3.95

Spacious kitchen dining room with fitted wall & floor units, access to rear garden

First Floor

Bedroom 1 4.30 x 3.00

Fitted wardrobe, wooden floor

Shower Room 2.53 x 2.55

Shower unit with electric shower, wc & whb

Bedroom 2 3.93 x 2.67

Wooden floor, fitted wardrobes, stairs to attic space

Bedroom 3 3.91 x 3.20

Carpeted, fitted wardrobe

Bedroom 4 2.61 x 2.63

Wooden floor

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