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Halley Grace & Co. I.A.V.I. I.P.A.V., 8 Arundel Square, Waterford
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FOR SALE

**No. 96 Lismore Park,
Waterford**



€150,000

Substantial four Bedroom semi detached residence in Lismore Park in need of some modernisation located close to WIT, Waterford Industrial Estate and a host of local amenities. This property is an ideal investment Property or Family Home offering spacious living accommodation.



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Particulars are for Description Purposes only and do not form part of any contract.
Receipt of these Particulars is on the Agreement that all further dealings with this property will be carried out through
Halley Grace & Co.

Residential

Property Address: No. 96 Lismore Park, Waterford

Property Location: Proceed down Paddy Browns Road at traffic lights turn right into Lismore Park. Located a short distance from WIT & Waterford Industrial Estate

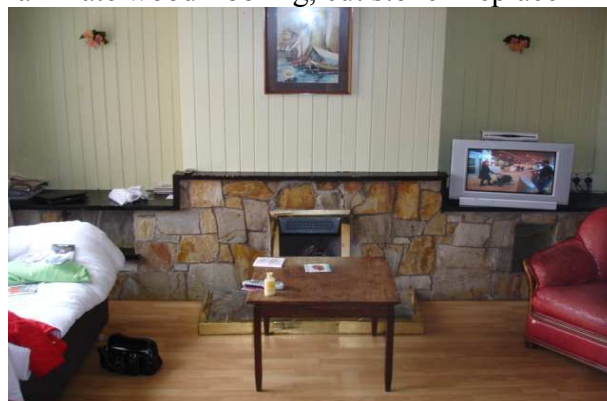
Description: Substantial four Bedroom semi detached residence in Lismore Park in need of some modernisation

Accommodation:

Entrance Hall wooden flooring, radiator

Sitting room 4.17 x 2.90 (13' 8" x 9' 6") carpet flooring, curtains to window double doors leading to livingroom

Livingroom 4.25 x 3.81 (13' 11" x 12' 6") laminate wood flooring, cut stone fireplace



Kitchen 3.66 x 2.45 (12' 0" x 8' 0") Cream sprayed fitted kitchen, electric oven & fridge freezer
Tiled floor & splashback



Utilityroom Tiled floor, plumbed for washing machine & tumble dryer. Ample storage

MEASUREMENTS ARE APPROXIMATE
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Separate wc		wc & whb
Diningroom	5.30 x 3.24 (17' 5'' x 10' 7'')	lamine wood flooring
Bedroom 4	4.09 x 2.47 (13' 5'' x 8' 1'')	Carpet flooring, wood panelled ceiling, curtains to window
Landing		lamine wood flooring
Bathroom		Lamine wood flooring wc & whb, Bath with Triton T80si electric shower Radiator
Bedroom 1	4.08 x 3.34 (13' 5'' x 10' 11'')	Solid wood floor, fitted wardrobes
Bedroom 2	3.94 x 3.75 (12' 11'' x 12' 4'')	Carpet flooring, extensive fitted wardrobes
Shower Room		wc, whb, shower, lamine wood flooring, Triton T90si electric shower, radiator
Bedroom 3	6.40 x 3.03 (21' 0'' x 9' 11'')	carpet flooring, storage in eaves of roof
Garden Details:	Garden with driveway to the front Garden to the rear	
Heating:	Gas fired central heating	

PRICE: €150,000

**Viewing by appointment only with Agents:
HALLEY GRACE 051 875187**

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