



11 Morrisons Avenue, Waterford City, Waterford

Attractive 3 bedroom single storey family residence located in a mature and popular residential area in close proximity to the City Centre

Attractive 3 bedroom single storey family residence located in a mature and popular residential area in close proximity to the City Centre. The original dwelling house has been extended and tastefully modernised. The accommodation comprises of a spacious entrance hall, to the right is a comfortable sittingroom which overlooks the front garden and to the left is a bedroom. An archway leads into the inner hallway off of which are two bedrooms and a bathroom. At the rear is a cosy open plan livingroom come kitchen which overlooks the back garden. Accommodation Entrance Hall With Teak front door. Sittingroom - 4.3m x 3.1m With fireplace. Bedroom 1 - 4.3m x 3.1m Archway to inner hallway - Bedroom 2 - 3.1m x 2.7m Bathroom With bath, w.h.b. and w.c. Wall tiling. Airing cupboard Bedroom 3 - 2.7m x 2.3m Livingroom - 3.5m x 3.4m With antique reproduction fireplace with overmantle and back boiler. Timber panelled ceiling. Open plan to kitchen. Kitchen - 3.5m x 2.5m With s.s.s. unit. Built in cupboards. Timber panelled ceiling. Door to rear garden.

BASE INFORMATION:

Bed	: 3
Bath	: 1

CONVENIENCE:

Energy Savings Amenities: Oil Fired Central Heating,