

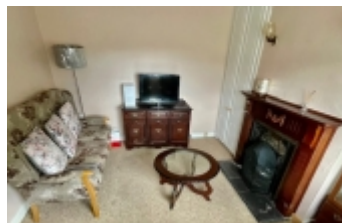
Nicholas  
**DWANE**  
Auctioneer & Valuer

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Nicholas Dwane Auctioneer & Valuer, Bawnabraher, The Burgery, Dungarvan Co Waterford, Ireland  
**Mob:** +353(87)2629539 **Tel:** +353(58)42064 **Web:** [www.nicholasdwane.com](http://www.nicholasdwane.com)

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**ND176, NO 1 SAINT PATRICKS CRESENT**





### PROPERTY INFORMATION:

Category : Residential Property

Type : Sold

### DESCRIPTION:

Great location walking distance of all amenities

We are delighted to bring this three bedroom semi detached property to the market which has recently been renovated. This property is located in one of Dungarvans more mature estates which is within walking distance of the town centre and is close to all amenities and has easy access to the N25. This building has huge potential as it has a very large private garden and various outbuildings with huge scope to extend. As you enter the property it has a sitting room, bedroom, bathroom, cloakroom and a large kitchen dining room downstairs. Off the kitchen there is a large covered porch area. Upstairs boasts a large bathroom and two double bedrooms. All in all a super property with massive potential in a great location. There is a very large green area to the front of these houses and this is a very quiet private estate. Viewing comes highly recommended. Measurements Kitchen /Dining Room 12 X 17 Bathroom 2.98 X 5.63 Outside Porch Area 14.2 X 8.74 First garage 20.36 X 10.26 Second Garage 12 X 18 Cloak Room 8.08 X 3.02 Downstairs bedroom 11.27 X 6.64 Sitting Room 12.91 X 10.98 Upstairs Main Bathroom 5.96 X 5.77 Second Bedroom 12.19 X 9.41 Third Bedroom 13.70 X 10.39

### BER DETAILS

BER Rating : D2

BER No : 112237797

Energy Performance Indicator (kWh/m2/yr) : 290.09

### BASE INFORMATION:

Bed : 3

Living Areas : 2