



4 Skibbereen Road, Lismore Lawn, Waterford City, X91 R1WE, Waterford

Superb 4 Bedroom Semi-Detached Residence c. 120 sq.m

A truly delightful four bedroom semi-detached home in excellent condition situated in a popular residential area convenient to the city centre and amenities. The property has been upgraded to the highest standard and is in superb condition. The spacious accommodation over two floors is beautifully presented with bright modern décor and fittings. Outside, the property has a drive in entrance and front lawn. A gated side entrance leads to the private well attended back garden with pathway and patio area. This property is located within minutes of Waterford Institute of Technology, The IDA Industrial Estate, Cleaboy Business Park, West Pharma and Waterford Shopping Centre. Accommodation Entrance Hall - 3.02m x 1.90m Composite front door. Cream porcelain tiled floor. Living Room - 7.20m x 4.00m Bay window. Laminated wood floor. Dining Room - 3.90m x 2.30m Porcelain tiled floor. Triple glazed French doors opening onto the patio and rear garden. Open plan to kitchen. Kitchen - 3.80m x 3.40m Built in wall and floor cupboards, work tops and s.s.s.unit. Belling ceramic induction hob. Bosch electric cooker. Glazed splash back. Utility Room - 1.08m x 1.00m Quarry tiled floor. Plumbed for washing machine. Built in cupboards. Door to side entrance. Bedroom 4/Study - 4.40m x 2.30m Laminated wood floor. En-suite Power shower, w.h.b. and w.c. Shaving point. Expelair. Tiled walls and floor. FIRST FLOOR Landing with airing cupboard. Stira to attic space partly floored and insulated. Master Bedroom - 4.30m x 3.90m Laminated wood floor. Bedroom 2 - 4.40m x 3.10m Laminated wood floor. Bedroom 3 - 2.90m x 2.70m Laminated wood floor. Bathroom Bath with electric shower, w.c and vanity unit w.h.b. with cupboard underneath. Mirror. Expelair. Tiled walls and floor.

BASE INFORMATION:

Bed : 4

CONVENIENCE:

General Amenities: Electric Shower,
Energy Savings Amenities: Panelled Radiators, Gas Fired Central Heating,
Exterior Amenities: Patio, Off Street Parking, Lawn,
Interior Amenities: Curtains, Carpet, Blinds,