



58 Hazelbourne, Cleaboy Road, Waterford City, X91 HYV8, Waterford

Excellent three bed semi-detached residence c. 90 sq.m

Attractive two storey 3 bed semi-detached house situated in a quiet cul de sac in Hazelbourne. This property ticks all the boxes when it comes to location, adjacent to the IDA Industrial Estate, local Primary & Secondary schools, Waterford Shopping Centre and public transport. The house has well proportioned accommodation making this an ideal opportunity to acquire a well maintained home in a sought after location. Outside, there is a front lawn with driveway and a side entrance leading to the enclosed rear garden and patio area. Accommodation Entrance Hall Stairs to first floor. Living Room - 4.37m x 3.73m Fireplace with gas fire. Bay window. Kitchen/Dining Room - 3.88m x 5.26m Fitted kitchen. Plumbed for washing machine and dishwasher. Inset ceramic sink. Split level oven. Gas hob. French doors to rear garden. FIRST FLOOR Landing with hotpress and storage cupboard. Velux roof light. Bedroom 1 - 4.10m x 3.50m Built in wardrobe. Bay window. En-suite Electric Shower, w.c and w.h.b. Tiled floor and part tiled walls. Bedroom 2 - 3.12m x 2.60m Built in wardrobe. Bedroom 3 - 2.50m x 2.34m Bathroom Bath, w.c and w.h.b. Part tiled walls.

BASE INFORMATION:

Bed : 3
Bath : 2

BUILDING INFORMATION:

Number of Floors : 2

CONVENIENCE:

General Amenities: Electric Shower, Double Glazed Windows, Built in Wardrobe,

Appliance Amenities: Range/Oven, Fridge/Freezer,

Energy Savings Amenities: Panelled Radiators, Gas Fired Central Heating, Fireplace,

Exterior Amenities: Patio, Off Street Parking, Lawn, Fence,

Interior Amenities: Curtains, Carpet, Blinds,