



**GRIFFIN**  
AUCTIONEERS



Saint Ursulas Terrace  
Ballytruckle Road  
Waterford

€185,000

PRSA Licence No.  
001644-001882

## Property Description

No. 20 Saint Ursula's Terrace is a charming two-bedroom mid-terrace home, superbly located on the Ballytruckle Road in Waterford city centre. This property offers an ideal opportunity for first-time buyers, downsizers, or investors looking for a home in a vibrant and convenient location.

One of its standout features is the long, private west-facing rear garden, offering a peaceful outdoor retreat. Whether you're a keen gardener, need a secure space for children to play, or are considering extending the property (subject to planning permission), this garden provides exceptional versatility. It is primarily set in lawn and includes a practical Adman shed for additional storage.

The property is perfectly positioned within walking distance of a wide range of local amenities. Tesco Poleberry, the Odeon Cinema, TK Maxx and the scenic People's Park are all just a 5-minute walk away, while Waterford city centre, with its array of shops, restaurants, and cultural attractions, is less than 10 minutes on foot.

Families will appreciate the excellent choice of nearby schools, including De La Salle College, Ursuline Secondary School, and several well-regarded primary schools such as St. Ursula's, St. Declan's, and Christchurch Primary School.

Additional features of this home include gas-fired central heating, double-glazed windows, and a residents' parking permit, ensuring comfort and convenience in a prime city location. With fantastic amenities on the doorstep and exciting potential to enhance and extend, No. 20 Saint Ursula's Terrace is a must-see for those seeking a home in the heart of Waterford.



## Ground Floor:

Entrance Hall: 3.29m x 0.99m (10' 10" x 3' 3") Bright welcoming entrance hall with laminate flooring.

Living Room: 3.22m x 2.97m (10' 7" x 9' 9") Bright room with carpet flooring.

Sitting Room: 3.29m x 3.35m (10' 10" x 11' 0") Cosy sitting room with laminate flooring and features a traditional-style fireplace.

Kitchen: 3.95m x 1.95m (13' 0" x 6' 5") The bright fitted kitchen with laminate flooring features dual aspect windows filling the space with natural light and offering a lovely view of the garden to the rear.

Sun Room/Back porch: 1.68m x 1.70m (5' 6" x 5' 7") With access to the rear garden.

## First Floor:

Landing: 2.25m x 1.55m (7' 5" x 5' 1") Carpet flooring.

Bedroom 1: 3.20m x 4.16m (10' 6" x 13' 8") Bright bedroom with dual windows offering a front aspect view and carpet flooring.

Bedroom 2: 3.28m x 2.48m (10' 9" x 8' 2") Bright bedroom with carpet flooring featuring a rear aspect view.

Bathroom: 3.98m x 1.98m (13' 1" x 6' 6") Tiled flooring, bath with overhead electric shower, wc and wash hand basin.

## Outside and Services:

Features: Excellent 2 bed terraced home in a prime city centre location.

Long private west-facing garden to the rear.

Gas fired central heating.

Double glazed windows.

Residents parking permit.

Superbly located within walking distance to city centre, schools, shops and all amenities.

Ideal starter home or investment opportunity.

## Directions

X91 YC3Y

## BER Details

BER D2 118277482

## Stamp Duty

Stamp duty @1%

