



## FOR SALE

### 3 Church View, Ballyduff, Co Waterford P51 D6H3



Paul O'Driscoll Auctioneer is delighted to present to the market this end of terrace two storey house laid out in 2 x self-contained apartments with separate entrances. This property can easily be converted back to a two storey 3 bed roomed house. At present the property consists of a ground floor 1 bed roomed apartment with large rear yard and on the first floor, with a separate entrance, is a 2 bed roomed apartment.

This is an excellent opportunity to acquire a good investment property with excellent rental income.

Set in the heart of Ballyduff Village the property is only 20 mins from Fermoy Town and only 10mins from Lismore town.

There is a wonderful opportunity here for a first-time buyer to purchase this property with the option to lease out one of the apartments while living in the other.

## **GROUND FLOOR-APARTMENT 1**

Entrance door to hallway leading to kitchen/living room. Door to rear yard.  
One large double bedroom. Shower room. Separate toilet and wash hand basin.

This apartment extends to 48.83 sq. metres with a BER of C3.

## **FIRST FLOOR APARTMENT 2**

Separate entrance to the stairwell and landing.

Spacious kitchen living area.  
One double bedroom and One single bedroom.  
Bathroom: shower toilet and wash hand basin.

This apartment extends to 52.57 sq. metres with a BER of C2.

## **OUTSIDE**

Walled in rear yard with side entrance from the main street providing ample off street parking for the property.  
Open grass area to the rear.

## **SERVICES**


Mains Water.  
Mains Sewage.  
Separate Oil-fired central heating to each apartment.  
BER C2 (1<sup>st</sup> Floor apartment) and C3 (ground floor apartment).

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)

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