

**FOR SALE**

**3 Barrack Court, Barrack Street, Tallow**  
**Co Waterford P51 R7W2**



We are delighted to bring to the market this well located 2 Storey mid-terraced. The property extends to approximately 98 sq. Metres (1054 sq. ft). Located in the heart of Tallow within walking distance of all amenities. The property is a bright spacious home with an east west aspect. Large walled in rear garden with rear entrance and off-street parking. The property is an ideal family home or as an investment opportunity.

## **ACCOMMODATION**

Entrance Hall:	Vinyl floor covering. Radiator.
Sitting room:	Carpet. Radiator. Window. Fireplace with timber surround.
Kitchen:	Vinyl floor covering. Fully fitted wall and floor units. Tiled splashback. Stainless steel sink with mixer taps. Integrated extractor fan. Window overlooking rear garden.
Dining Area:	Vinyl floor covering. Rear door to walled in rear garden. Radiator.
Guest toilet:	Vinyl floor covering. Toilet and wash hand basin.
Upstairs:	Stairs and landing carpeted.
Bedroom 1:	Carpet. Radiator. Window.
Ensuite:	Tiled walls and flooring. Toilet and wash hand basin. Walk in shower unit.
Bedroom 2:	Carpet. Radiator. Window.
Bedroom 3:	Carpet. Radiator. Window.
Bathroom:	Vinyl floor covering. Partly Tiled walls. Toilet, wash hand basin. Bath with electric shower fitted overhead.

## **SERVICES**

Mains water  
Mains sewage  
Oil fired central heating.

## FEATURES

- Excellent location.
- Within walking distance of all amenities.
- Energy rating BER B2

## VIEWINGS


Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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