



Property Description

This well-maintained two-bedroom mid-terraced residence is located in the highly desirable and mature residential area of Griffith Place. 'No. 135' offers residents easy access to a variety of local amenities, including Waterford Industrial Estate, South East Technological University (SETU), and several primary and secondary schools. The property is also within walking distance of the city centre, making it an ideal location for those seeking convenience and connectivity.

The accommodation is thoughtfully laid out, with all essential living spaces located on the ground floor. The entrance hall welcomes you into the home, leading to a cosy living room, a well-equipped kitchen, a utility room, and the main bathroom. Upstairs, you'll find two generously sized double bedrooms.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 1.01m x 1.09m (3' 4" x 3' 7") Tiled flooring.
Storage Room: 2.61m x 0.85m (8' 7" x 2' 9")
Living Room: 6.21m x 3.30m (20' 4" x 10' 10") A bright and spacious living room with timber flooring, featuring a classic black fireplace with a Stanley stove. Large front-facing window, and neutral décor.
Kitchen: 4.08m x 2.95m (13' 5" x 9' 8") Bright and inviting kitchen featuring white tiled flooring. It offers easy access to the patio and back garden through large glass doors, filling the room with natural light and providing a seamless indoor-outdoor connection.
Utility Room: 1.19m x 0.97m (3' 11" x 3' 2") Tiled floor, plumbed for appliances.
Bathroom: 2.77m x 1.46m (9' 1" x 4' 9") Tiled floor, wash hand basin, wc and bath with shower overhead.

First Floor:

Landing: 0.81m x 2.03m (2' 8" x 6' 8") Carpet flooring.
Bedroom 1: 10.9m x 10.8m (35' 9" x 35' 5") Laminate flooring and built in wardrobes.
Bedroom 2: 1.94m x 4.22m (6' 4" x 13' 10") Laminate flooring and built in wardrobes.

Outside and Services:

Features: Excellent 2 bed mid-terraced home in mature residential location.
Off-street parking to front.
Charming garden to the rear with shed.
PVC double glazed windows.
Gas fired central heating.
Combi Boiler for hot water and central heating.
Easy access to a variety of amenities including Waterford Industrial Estate and SETU.
Within walking distance to the city centre.

Directions

X91 X4PW

BER Details

BER G

Stamp Duty

Stamp duty @1%

