RE/MAX Property Specialists
Ardkeen Shopping Centre
Farranshoneen
Waterford
X91 DK0Y
t: 051 843 684
email: teamfogarty@remax.ie

114 Hennessy's Road, Waterford City

Starting Bid: €137,500.00

For sale by RE/MAX Property Specialists via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Open viewing this Wednesday, Oct 21st from 2pm - 2.30pm

Built circa 1939 and extending to approximately 79 sq.m (851 sq.ft), this property offers an excellent opportunity for purchasers seeking a renovation project with significant potential.

Requiring refurbishment throughout, the residence presents an ideal opportunity for buyers to create a modern home tailored to their own taste and requirements. The accommodation comprises an entrance hall, sitting room with fireplace, kitchen, three bedrooms and bathroom facilities. The property benefits from a D1 BER rating and gas-fired central heating.

Externally, the property is approached via a pedestrian pathway with steps leading to the front entrance, bordered by mature hedging.

To the rear is an enclosed outdoor area offering excellent potential for landscaping and improvement. No. 114 Hennessy's Road enjoys a convenient location in an established residential area of Waterford City. The property is situated within easy reach of the city centre and a wide range of local amenities, including schools, shops, supermarkets, cafés and public transport services.

The location also provides convenient access to SETU, the Cork Road, Waterford Industrial Estate and the wider city, making it an attractive option for both homeowners and investors.

With its convenient location and excellent potential for refurbishment, No. 114 Hennessy's Road represents an opportunity for first-time buyers, investors and those seeking a property to renovate.

Dimensions/ Illustrations are for guideline purposes only and not to scale. RE/MAX Property Specialists

Terms and conditions apply to this sale. These particulars do not constitute an offer or contract, and whilst every effort has been made in preparing all descriptions, dimensions, maps, and plans, these details should not be relied upon as fact. Dimensions / Illustrations are for guideline purposes only and not to scale. RE/MAX Property Specialists - Team fogarty will not hold itself responsible for any inaccuracies contained therein.

To view or make a bid contact RE/MAX Property Specialists or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.