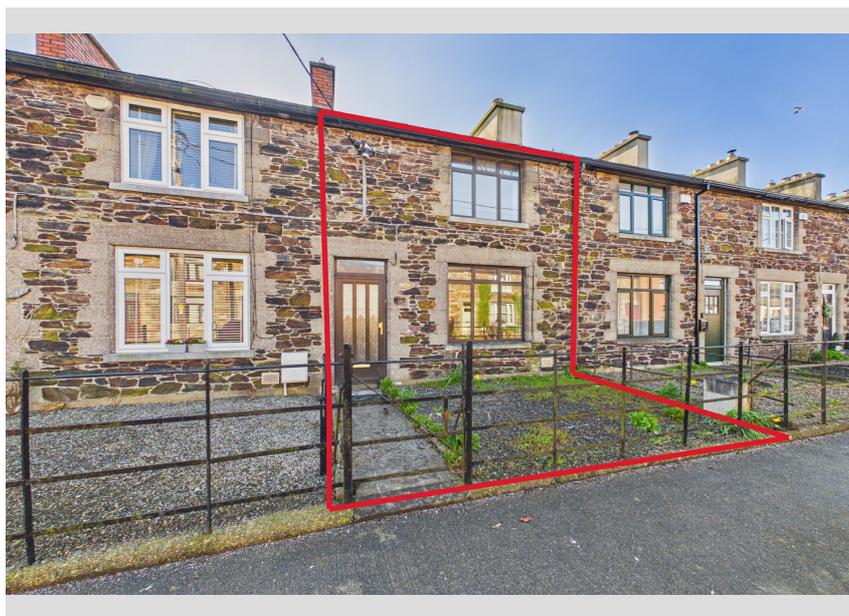


RE/MAX Property Specialists
Ardkeen Shopping Centre
Farranshoneen
Waterford
X91 DK0Y
t: 051 843 684
email: teamfogarty@remax.ie

16 Griffith Place, Waterford City

Starting Bid: €130,000.00



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.

This is a fantastic opportunity to acquire a three-bedroom home located in a mature and sought-after residential area, a short distance from Waterford City Centre.

The property is in need of refurbishment but offers excellent potential for buyers to modernise and create a superb home in a prime city location.

The ground floor accommodation comprises an entrance hall, living room, kitchen/dining area with access to the rear garden, a bathroom, and under-stairs storage.

Upstairs there are three bedrooms.

The property benefits from a low maintenance paved front garden and a fantastic rear garden with excellent potential.

BER F & Gas fired central heating. On Street parking is available. The previous rent was set

at €685 per month.

Griffith Place is close to a wide range of amenities including SETU, a variety of primary and secondary schools, SuperValu, Walsh Park, and a fifteen short distance to the city centre, along with many other local services and facilities.

Highlights

Excellent potential to modernise & create a superb home

The property is in need of refurbishment

Prime city location

Gas fired central heating

Mature & sought after residential area

Previously rented at € 685/month

BER F / BER No. 119184737

Total Floor Area 66m²

Virtual Tour - copy and paste below link

<https://tour.giraffe360.com/7e4897e87f404e4e9defcafd68a97873/>

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 firm's 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.