



**No. 9 Havenwood Retirement Village, Ballygunner, Waterford. X91 R6DT.**

**For Sale**

**€149,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 75sqm. /c. 807 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NUNNAN GOOD  
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## DESCRIPTION

Two bedroomed, one bath bungalow situated in the popular renowned development of Havenwood Retirement Village, Ballygunner, Waterford. The bungalow is situated directly adjacent to the main nursing home. The property is ideally suited as an investment opportunity or for a retired couple or individual seeking independent living with all the added benefits that a retirement complex has to offer. Property comprises of entrance hallway, large open plan sitting room, kitchen/dining room, two bedrooms and wet room. The Retirement Village property also offers the option of meals on request and other facilities from the nursing home at extra cost. Current rent p.m. €800. Annual service charge of €1300 plus €200 for sinking fund per annum.

## LOCATION

Within the private development of Havenwood Retirement Village, Ballygunner, Waterford within a few minutes' drive to the Woodlands Hotel and Leisure Centre, Brasscock Shopping Centre, University Hospital Waterford and Ardkeen Shopping Centre and Waterford City Centre

**ASKING PRICE €149,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051852233**



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## ACCOMODATION

**Entrance Hall** 2.4 x 1.6

Linoleum flooring

**Sitting Room** 4.56 x 3.60

Linoleum flooring.

**Kitchen** 6.2 x 2.80

Linoleum flooring. Cream fitted kitchen with integrated oven and hob.

**Second Hallway** 2.4 x 1.4

Carpet flooring.

**Shower Room/Wet Room** 2.1 x 2.2

Lino flooring. WC. WHB. Shower.

**Bedroom 1** 1.39 x 2.8

Linoleum flooring. Walk in wardrobe. Door to rear communal gardens.

**Bedroom2** 3.0 x 2.8

Carpet flooring. Door to rear communal gardens.

## GARDEN

Communal gardens to front and rear in lawn

## FEATURES

uPVC double glazed windows

Electric storage heating

## BER

Rating: D1

BER No.: 114782394

EPI: 255.79 kWh/msq/yr



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