



Apt. No. 14 Sandyridge, Ardkeen Woods, Waterford. X91 R133.

For Sale

€179,000

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



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Excellent Investment Opportunity. Bright spacious 2 bed 2 bath second floor Apartment, located directly adjacent to University Hospital Waterford and The Ardkeen Shopping Centre. This well presented apartment is within walking distance of a host of shops, pubs, and eateries. The apartment consists of entrance hall, large open plan living room/kitchen/dining area with balcony, two spacious double bedrooms with master bedroom en-suite and bathroom. This is an ideal property for first time buyers or investors alike with huge demand for rental accommodation from UHW. Annual Management Charge €1,350 for 2021.

LOCATION

Within the development of Sandyridge, Ardkeen Woods, Ardkeen Village on the Dunmore Road in the eastern suburbs of Waterford City and located directly adjacent to University Hospital Waterford, Tesco and The Ardkeen Shopping Centre. This apartment is located within easy walking distance of a host of local amenities with a regular bus route that operates daily.

ASKING PRICE €179,000

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



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ACCOMMODATION

Entrance Hall **2.12 x 2.68**
Tiled flooring.

Living room/Kitchen/Dining Area **6.09 x 5.87**
Laminate and tiled flooring. Fitted Kitchen.

Bedroom 1 **3.86 x 4.09**
Carpet flooring. Fitted wardrobes. Blinds to window.

En Suite **1.06 x 2.77**
Tiled flooring. WC, WHB and Shower.

Bedroom 2 **3.46 x 3.44**
Carpet flooring. Fitted wardrobes. Blinds to window.

Bathroom **1.76 x 2.41**
Tiled floor and walls. WC, WHB, Bath with electric shower.

FEATURES

Ample parking
Excellent location
Private balcony
Electric storage heating
uPVC double glazing

BER

Rating: C2
BER No.: 114365307
EPI: 197.17kWh/msq/yr



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