

## For Sale

### Apt. No. 2 Johnstown Bridge, Waterford



Well proportioned ground floor own door two bedroom apartment, located close to the City Centre at Johnstown Bridge on John Street in Waterford, within easy walking distance of the City centre and all amenities. This well presented property is in very good modern condition throughout, extending to c.66 msq., and comprises an entrance hall, large open plan living kitchen and dining area, large master bedroom with en-suite, one generous single bedroom and main bathroom. The property is heated by an electric storage heating system and is being offered for sale with all kitchen appliances and furniture. Ideal investment opportunity or equally suitable for owner occupier. Management Company: John's Bridge Apartments Management Ltd. Annual Management Charge: €1,560. For viewing arrangements please contact Sole Selling Agents DNG Thomas Reid Auctioneers 051 852233.

**BER No. 106099906**

**Asking Price €48,000**  
**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

### **Kitchen/Living Room**

5.57 x 6.34

Tiled flooring in kitchen area. Fitted kitchen with ground and eye level units. Electric cooker and hob. Tiled splash back.  
Laminate wood flooring in living room area. TV and telephone point.  
Wooden Venetian blinds to window. Rear door to fire escape passage way

### **Bathroom**

2.28 x 1.69

Tiled flooring. WC. Whb. Bath. Tiled walls

### **Bedroom 1**

3.62 x 4.87

Carpet flooring. Large double bedroom. Wooden venetian blinds to window

### **En Suite**

3.75 x 1.66

Tiled flooring. WC. Whb. Shower. Tiled walls around shower

### **Bedroom 2**

2.72 x 2.18

Carpet flooring. Single bedroom. Wooden venetian blinds to window

### **Features**

Own-Door Apartment  
Large Spacious Accommodation  
uPVC double glazing

### **Heating:**

Storage Heating

### **BER:**

Rating D2

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EPI: 280.33 kWh/m<sup>2</sup>/yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**





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