



Apt. No. 10 Ayers Court, Dunmore Road, Waterford. X91 ET29.

For Sale

€149,000

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



PSRA Licence Number: 004069



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DESCRIPTION

Spacious second floor two bedroom apartment, located directly adjacent to University Hospital Waterford and The Ardkeen Shopping Centre. With lift access to all floors and generous common areas, 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 kitchen/living and dining room, with bathroom, and two spacious double bedrooms with Master bedroom en-suite. This is an ideal property for first time buyers, down sizers, or investors alike with huge demand for rental accommodation from UHW. The property comes to the market fully furnished and includes kitchen appliances. Management Company; Ayers Court Management Company Ltd. Management Fees; €1,450.00 PA.

LOCATION

Within the development of Ayers Court on the Dunmore Road in the eastern suburbs of Waterford City located directly adjacent to University Hospital Waterford 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 operated daily.

ASKING PRICE €149,000

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



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ACCOMMODATION

Entrance Hall **5.99 x 1.40**

Laminate wood flooring.

Open Plan Kitchen/Living/Diner **7.12 x 6.56**

Laminate wood flooring. Evoke designed high gloss kitchen. Integrated oven, hob, American fridge freezer and dishwasher. Doors to balcony.

Bedroom 1 **3.90 x 2.94**

Carpet flooring. Double bedroom. Wardrobes. Curtains to window.

En Suite **1.76 x 2.13**

Linoleum flooring. WC. WHB. Shower. Tiled around shower.

Bedroom 2 **2.63 x 3.86**

Carpet flooring. Double bedroom. Fitted wardrobes.

Bathroom **3.09 x 1.67**

Linoleum flooring. Tiled walls from floor to ceiling

FEATURES

Fully furnished

Lift Access

Evoke designed kitchen

Juliet balcony

Communal gardens

Teak double glazed windows

Electric storage heating

BER

Rating: C1

BER No.: 10022166

EPI: 154.75 (kWh/m²/yr)



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