



No. 4 Havenwood Retirement Village, Ballygunner, Waterford. X91X2WN

For Sale

€155,000

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



PSRA Licence Number: 004069



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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 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, 2 bedrooms and bathroom/wet room. The Retirement Village property also offers the option of meals on request and other facilities from the nursing home at extra cost. Annual service charge of €1200 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 €155,000

**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

Carpet flooring

Sitting Room 4.56 x 3.60

Carpet flooring. Open fire place. Curtains to window.

Kitchen 6.2 x 2.80

Lino flooring to Kitchen area with carpet to dining area. 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

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

Bedroom2 3.0 x 2.8

Carpet flooring. Curtains to window. Door to rear communal gardens.

GARDEN

Communal gardens to front and rear in lawn

FEATURES

uPVC double glazed windows

Electric storage heating

BER

Rating: C3

BER No.: 111839304

EPI: 224.14 kWh/msq/yr



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