



Apt. No. B1 Ozier Park View, Poleberry, Waterford. X91VR90.

For Sale

€115,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 107 sq.m. /c. 1152 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious first floor three bedroom, three bathroom apartment, situated in the gated development of Ozier Park View, Just off Poleberry in Waterford City. The property comprises of entrance hall, large open plan living/dining/kitchen with balcony, two double bedrooms both with en suites and a main bathroom. The property has the benefit of uPVC double glazed windows, electric storage heating and lift access. The property is being sold with sitting tenant and currently has two tenant paying €630 total per month, potential income for apartment €950 per month.

LOCATION

The property is located in a private gated development adjacent to Ozier Park and Poleberry. Within minutes' walk to a choice of excellent schools, Tesco Pokeberry, TK Max, Odeon Cinema and Waterford City Centre.

ASKING PRICE €115,000

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



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ACCOMMODATION

Entrance Hall 1.82 x 5.49

Carpet flooring.

Open Plan Living, Dining, Kitchen 4.50 x 7.47

Carpet flooring and part linoleum flooring. Fitted kitchen.

Bedroom 1 5.90 x 3.48

Carpet flooring.

En Suite 1.80 x 1.95

Linoleum flooring. WC. WHB. Power shower.

Bedroom 2 3.86 x 3.92

Carpet flooring. Fitted wardrobes.

En Suite 2.58 x .87

Linoleum flooring. WC. WHB. Shower

Bedroom 3 4.30 x 3.97

Carpet flooring.

Bathroom 3.32 x 2.10

Linoleum Flooring. WC. WHB. Power shower.

FEATURES

Large three bed apartment.

Gated private development

Communal car parking

Electric storage heating

uPVC double glazed windows

Lift access

Balcony

BER

Rating: B2

BER No.: 101206001

EPI: 118.53 kWh/msq/yr



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