



## Apt. No. 307 Maritana Gate, Waterford. X91 FN76.

**For Sale**

**€117,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c.70 sqm. /c. 753 sq.ft.



PSRA Licence Number: 004069



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Waterford  
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## DESCRIPTION

High specification spacious third floor two bedroom apartment located in the landmark Maritana Gate complex, adjacent to the People's Park in Waterford City. Accommodation comprises of entrance hall, high specification kitchen with fully integrated appliances, living room with dining area, two double bedrooms with an en-suite bathroom off main bedroom and shower room off guest bedroom. Heating is provided by electric storage heating system and all windows are double glazed alu-clad.

## LOCATION

Within a couple of minutes' walk to Waterford City Centre and surrounded by cafés, bars, restaurants, the People's Park and excellent schools.

**ASKING PRICE €117,000**

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



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## ACCOMODATION

### Entrance Hall

Alto flooring, wood effect.

### Living Room 5.52 x 5.41

Alto flooring, wood effect. Wall mounted electric fire and electric storage heating

### Kitchen 3.00 x 1.82

Tiled flooring. Tiled splashback. Electric oven, hob and extractor fan. Integrated dishwasher and fridge freezer.

### Bedroom 1 3.43 x 3.10

Alto flooring, wood effect. Fitted wardrobes. Balcony which is south west facing with river views and overlooking the grounds of Waterford Courthouse

### En Suite Bathroom 2.18 x 1.70

Tiled flooring. Walls tiled from floor to ceiling. WC. WHB. Vanity unit with marble top. Shower mixer over bath

### Bedroom 2 3.76 x 3.68

Alto flooring, wood effect. Fitted wardrobes.

### En Suite 1.48 x 1.69

Tiled flooring. Walls tiled from floor to ceiling. WC. WHB. Shower.

## FEATURES

Balcony off Master Bedroom

Gated Development with Concierge

Great Location

## BER

Rating: C1

BER No.: 106453640

EPI: 166.18 kWh/msq/yr



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