



Apt. No. 17 Block A, Glencove, Waterford. X91 CX67.

For Sale

€325,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 97 sq.m. /c. 1,044 sq.ft.



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



DESCRIPTION

Glencove is an exclusive riverfront apartment development within a gated community just off the Dunmore Road in Waterford, in the eastern suburbs of Waterford City. The property is a two bedroom first floor apartment, with front facing balcony and views over the river Suir. This bright and airy apartment offers spacious living accommodation in a popular suburban location, within easy walking distance of a host of local amenities including Ardkeen Shopping Centre, Waterford University Hospital, along with a variety shops and restaurants. Accommodation comprises of entrance hall, large open plan living, dining, kitchen area, master bedroom with walk in wardrobe and full en-suite bathroom, and bedroom two with en-suite shower room. A large river front balcony can be accessed from both the master bedroom and from the living area, and provides a generous outdoor space. Heating is provided by gas fired under floor heating with system link controls. This high specification apartment is being offered for sale fully furnished and let until July 2023 for €1,400 per month. Viewing this property comes highly recommended.

LOCATION

Within the private development of Glencove just off the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including Ardkeen Shopping Centre, Lidl, Aldi, Waterford University Hospital and Tesco.

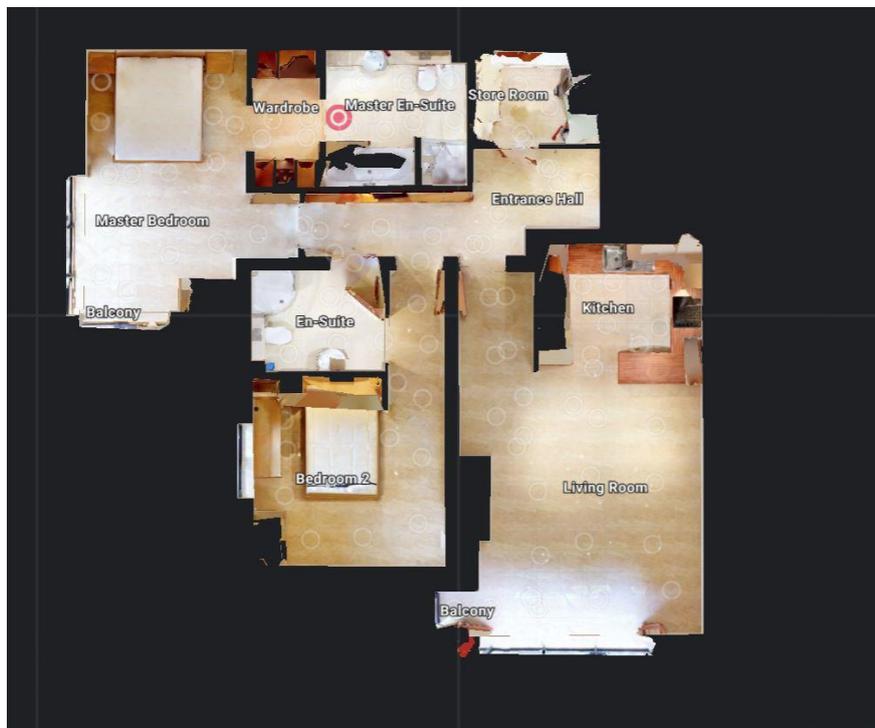
ASKING PRICE €325,000

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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

ACCOMMODATION

Entrance Hall

Tiled flooring.

Store Room

Tiled flooring.

Living Area **4.66 x 2.41**

Tiled flooring. Built in gas fire. Large windows and door to balcony. Recessed spot lights.

Balcony **3.95 x 1.15**

Glass wall with stainless steel handrail. Maintenance free pvc decking

Kitchen **2.84 x 3.14**

Tiled flooring. High gloss fitted kitchen. Stainless steel sink unit, extractor fan. Integrated dishwasher, stainless steel electric oven and ceramic hob. Integrated washer/dryer.

Bedroom 1 **4.29 x 5.24**

Tiled flooring. Fitted wardrobes. Walk in wardrobes. Door to balcony

En Suite Bathroom **2.69 x 2.60**

Tiled flooring. WC. WHB. Bath. Mains shower from pressured system. Walls tiled from floor to ceiling. Bespoke sanitary ware. Heated towel rail.

Balcony **6.11 x 3.05**

Glass wall with stainless steel handrail. Maintenance free pvc decking.

Bedroom 2 **3.68 x 3.66**

Tiled flooring. Fitted wardrobes.

En Suite **2.52 x 1.95**

Tiled flooring. WC. WHB. Quadrant shower with glass door. Bespoke sanitary ware.

FEATURES

Alarm System

Intercom to front door

Gas under floor heating system

Dedicated parking

Double glazed windows and doors

Private gated community

BER

Rating: B3

BER No.: 100290857

EPI: 149.22 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.