



Apt. No. 31 Sandylane, Ardkeen Woods, Waterford. X91CW12.

For Sale

€195,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 95sq.m. /c. 1022.57sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent Investment Opportunity. Generous 3 bed 2 bath second floor Apartment, located directly adjacent to University Hospital Waterford and The Ardkeen Shopping Centre. 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 private patio area and three spacious double bedrooms with master bedroom en-suite. This is an ideal property for first time buyers or investors alike with huge demand for rental accommodation from UHW. Annual Management Charge €1,350 for 2021.

LOCATION

Within the development of Sandylane, Ardkeen Woods, Ardkeen Village on the Dunmore Road in the eastern suburbs of Waterford City and located directly adjacent to University Hospital Waterford, Tesco 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 operates daily.

ASKING PRICE €195,000

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



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ACCOMMODATION

Entrance Hall 3.67 x 2.20

Linoleum flooring.

Living Room/Kitchen/Diner 7.50 x 7.28

Laminate wood flooring and linoleum flooring. Fitted Kitchen unit. Balcony. Blinds to window.

Bedroom 1 3.86 x 3.94

Laminate wood flooring. Fitted wardrobes. Blinds to window.

En Suite 1.00 x 2.73

Tiled floor and walls to ceiling. WC, WHB, electric shower.

Bedroom 2 3.48 x 3.29

Laminate wood flooring. Fitted wardrobes. Blinds to window

Bedroom 3 3.75 x 3.95

Laminate timber flooring. Fitted wardrobes.

Bathroom 2.32 x 1.68

Tiled floor and walls to ceiling. WC, WHB, electric shower.

FEATURES

Ample parking

Excellent location

Private balcony

Electric storage heating

uPVC double glazing

BER

Rating: D1

BER No.: 113894570

EPI: 257.32kWh/msq/yr



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