



**Apt. No. B2 Ozier Park View, Poleberry, Waterford. X91 X579.**

**For Sale**

**€110,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 93 sq.m. /c. 1004 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious first floor two bedroom, two 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 main en suite 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 current income for apartment is €800 per month.

## LOCATION

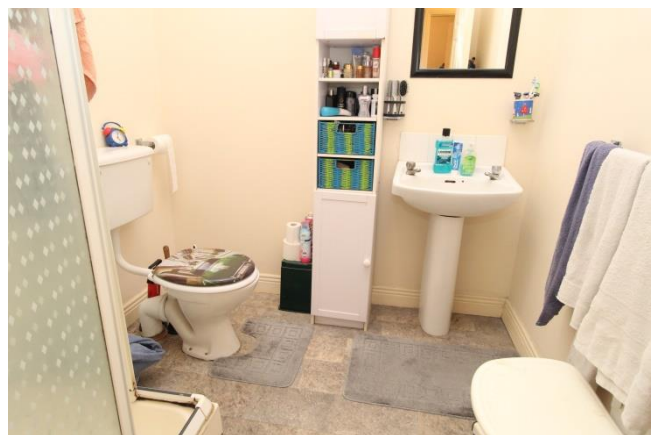
The property is located in a private gated development adjacent to Ozier Park and Poleberry. Within minutes' walk to a choice of excellent schools, Tesco Poleberry, TK Max, Odeon Cinema and Waterford City Centre.

**ASKING PRICE €110,000**

**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. Shower.

**Bedroom 2** 3.86 x 3.92

Carpet flooring. Fitted wardrobes.

**En Suite** 2.58 x .87

Linoleum flooring. WC. WHB. Shower

**Bathroom** 3.32 x 2.10

Linoleum Flooring. WC. WHB. Power shower.

## FEATURES

Large Two bed apartment.

Gated private development

Communal car parking

Electric storage heating

uPVC double glazed windows

Lift access

Balcony

## BER

Rating: B3

BER No.: 101206019

EPI: 134.99 kWh/msq/yr

