



No. 71 Manor Street, Waterford. X91K766. X91EH02. X91CX80.

For Sale

€285,000

Apartments: x 3

Size: c. 120sqm. /c. 1292 sq.ft.

PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

Excellent investment opportunity to acquire three one bed self-contained apartments in walk in condition throughout. The apartments have a superb rental income, further details on request. The property comprised of ground floor main entrance, hallway, apartment no. 1 entrance with open plan living/kitchen/dining, one double bedroom, shower room and utility. First and second floor apartments have entrance with open planning living/kitchen/dinning, double bedroom and shower room. The property has the benefit of a rear garden and yard.

LOCATION

The property is located on Manor Street, close to WIT College Street Campus, Morris's DIY, Tesco Poleberry and is within a short stroll of a host of all shops and amenities within the city centre.

ASKING PRICE €285,000

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

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FLAT 1



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FLAT 3



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ACCOMMODATION

APARTMENT 1 – Ground Floor

Living Room/Kitchen/Dining **4.35 x 2.90**

Tiled flooring. Fitted kitchen. Integrated hob and oven.

Bedroom 1 **2.51 x 2.79**

Tiled flooring. Blinds to window.

Shower Room **2.43 x 1.99**

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

Utility **2.54 x 1.55**

Tiled flooring. Plumbed for washing machine.

APARTMENT 2 – First Floor

Living Room/Kitchen/Dining **4.13 x 3.62**

Tiled flooring. Fitted kitchen with integrated hob and oven. Recess lighting.

Bedroom 1 **1.96 x 2.79**

Tiled flooring. Recess lighting.

Shower Room **1.44 x 2.92**

WC. WHB. Corner shower with a Triton T80 electric shower with glass doors.

APARTMENT 3 – Second Floor

Living Room/Kitchen/Dining **4.13 x 3.62**

Tiled flooring. Fitted kitchen with integrated hob and oven. Recess lighting.

Bedroom 1 **1.96 x 2.79**

Tiled flooring. Recess lighting.

Shower Room **1.44 x 2.92**

WC. WHB. Corner shower with a Triton T80 electric shower with glass doors.

GARDEN

Rear garden in lawn with yard.

FEATURES

Superb rental income

Excellent investment opportunity

uPVC double glazed windows

BER

Rating: Ground Floor – G/ First Floor – E1/ Second Floor – E2

BER No.: 115405136/115405193/115405219

EPI: 628.66/331.07/368.34kWh/msq/yr



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