



Apt. No. 7 The Cloisters, Johns Hill, Waterford. X91 C583

For Sale

€124,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 60 sq.m. /c. 645 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Ground floor two bedroom apartment situated in the private development of The Cloisters in Johns Hill, Waterford. The property comprises of an entrance hall, open plan living room/kitchen/diner, two bedrooms and a newly fitted Shower Room/wet room. The property is within a short stroll to a choice of excellent schools including St. John of God, St. Declan's Primary schools and De La Salle, Waterpark and Newtown secondary schools. Management Company charges €2,000.00

LOCATION

Within the private development of The Cloisters in Johns Hill, Waterford. This property is located within easy walking distance of a host of local amenities including primary and secondary schools and Waterford City Centre.

ASKING PRICE €124,000

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



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ACCOMMODATION

Entrance Hall **3.96 x 1.80**

Laminate wood flooring.

Open Plan Living Room/Kitchen/Diner **6.49 x 3.66**

Linoleum and laminate wood flooring. Fitted cream kitchen. Fireplace with electric fire. Blinds to window.

Shower Room /Wet Room **2.80 x 1.71**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

Bedroom 1 **3.77 x 3.00**

Laminate wood flooring. Fitted wardrobes. Blinds to window.

Bedroom 2 **3.90 x 2.72**

Laminate wood flooring. Fitted wardrobes. Blinds to window.

FEATURES

Aluminium Double Glazed Windows.

Electric Storage Heating.

Designated Park.

South After Location

Private Development of just 9 Houses and 9 Apartments

BER

Rating: E1

BER No.: 104432760

EPI: 323.67 kWh/msq/yr



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