

For Sale

Apt. No. 18 Shandon Court, Waterford



Spacious first floor two bedroom apartment, located on the Yellow Road just off the Ballybricken area of Waterford City. Situated just outside the City centre the property is easily accessible and close to all amenities including Waterford Shopping Centre, Waterford Institute of Technology and The Waterford IDA Industrial Estate. The property comprises entrance hall, open plan kitchen/living area, two double bedrooms and main bathroom. The property comes to the market in good modern condition throughout, and with ample off street parking on site. The property has the benefit of gas fired central heating, uPVC double glazed windows and is being offered for sale fully furnished. Management Co. Shandon Court Management Co. Ltd. Management Charge for 2017 €1,195.00. For further information and viewing arrangements contact Sole Selling Agents DNG Thomas Reid Auctioneers on 051 852233.

BER: No. 110172335

Asking Price €65,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Carpet flooring

Open Plan Kitchen/Living/Dining

5.27 x 6.65

Fitted kitchen with appliances. Tiled floor to kitchen area and splashback. Carpet to living area.

Bedroom 1

2.96 x 5.37

Carpet flooring.

Bedroom 2

2.39 x 4.10

Carpet Flooring

Main Bathroom

2.37 x 1.97

WC, WHB, Bath. Tiled floor and walls to ceiling.

Heating:

Independent Gas Fired Central Heating

BER:

Rating C1

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EPI: 150.33 kWh/msq/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015







DONALD NEWMAN COOP
DNG

THOMAS REID

FOR SALE

www.dng.ie

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