

## 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**







DOUGLAS NEWMAN CO. LTD  
**DNG**

THOMAS REID

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

tel. 051 852233

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