



## Apt. 2 Block A, The Courtyard Apartments, Summerhill.

**For Sale**

**€135,000**

<b>Bedrooms:</b>	<b>1</b>
<b>Reception Rooms:</b>	<b>1</b>
<b>Bathroom's / WC's</b>	<b>1</b>
<b>Size:</b>	<b>c.55sq.m. /c.592sq.ft.</b>



PSRA Licence Number: 004069



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## DESCRIPTION

Apt. No. 2 Block A, The Courtyard, Summerhill Terrace is a spacious ground floor level one bedroom apartment of c.55sqm. The property is located at lower ground floor level overlooking a secure central courtyard. Accommodation comprises of entrance hallway, large open plan living room/kitchen/diner, bedroom, bathroom, and storeroom. The property has the benefit of powder coated aluminium double glazed windows and electric storage heating. Annual Management Charge is €1,200 for 2023. Vacant possession available from 1<sup>st</sup> October 2023.

## LOCATION

Located on Summerhill Terrace in Waterford City and within minutes walking distance of the City Centre and main shopping areas, the property is centrally located just off the Quays. The property is also within easy reach of Rice Bridge and Waterford Bus & Train Stations. The property location allows for easy and convenient access to all routes via Rice Bridge, giving onward access to the M1 Waterford to Dublin motorway, and Southlink Bridge.

**ASKING PRICE €135,000**

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



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## ACCOMMODATION

### Entrance Hall

Laminate wood flooring.

### Large Hot Press

### Storeroom

**3.23 x 1.26**

### Kitchen/Living Room

**3.52 x 6.81**

Laminate wood flooring. Dark walnut shaker style fitted kitchen. Tiled splashback. Electric oven and ceramic hob, dishwasher, washing machine and under counter fridge freezer. Fitted extractor fan. Living area with large courtyard facing window. Curtains to window.

### Bedroom 1

**3.21 x 3.22**

Laminate wood flooring. Fitted wardrobes. Curtains to window.

### Bathroom

**2.20 x 2.19**

Tiled flooring. WC. WHB. Bath. Shower mixer over bath. Walls tiled from floor to ceiling.

## FEATURES

Central location with easy access to all routes

Walking distance of shops and all City amenities

Walking distance of the Waterford Bus and Rail stations

Powder coated aluminium double glazed windows

Overlooking a central courtyard

## BER

Rating: C3

BER No.: 116312802

EPI: 221.84 kWh/msq/yr



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