



Apt. No. 6 O'Connell Court, Penrose Lane, Waterford. X91A381.

For Sale

€129,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 100 sq.m. /c. 1076 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Excellent investment opportunity currently let out at €850 per month. Large and well-proportioned first floor two bedroom apartment with spacious patio area, located within the O'Connell Court development in O'Connell Street. In walk in condition throughout, this extra-large apartment comprises of an entrance hall, walk in hot press / store room, large open plan living room / kitchen / dining with double doors to private patio area, two double bedrooms main en suite and a bathroom. The property comes to the market fully furnished as a turnkey investment property. Heating is provided by a new electric storage heating system and all windows are double glazed. Management Fee P.A. for 2021: €1.439 On street parking with residents permit

LOCATION

Located within O'Connell Court off O'Connell Street & Penrose Lane in the heart of Waterford City and within minutes walking distance of the City Centre and main shopping areas, the property is also within easy reach of Rice Bridge, Bus & Train Station and all routes including the new City By-Pass, giving convenient passage to the main Dublin, Cork and Rosslare Roads. Centrally located off O'Connell Street, The Glen and Waterford City Quays.

ASKING PRICE €129,000

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



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ACCOMMODATION

Entrance Hall 2.62 x 4.21

Laminate wood flooring.

Open plan Living Room/Kitchen 7.21 x 4.24

Laminate wood flooring. Fitted kitchen with integrated oven and hob.

Bathroom 2.42 x 2.21

Tiled flooring. WC. WHB. Shower.

Bedroom 2 3.92 x 3.72

Laminate wood flooring. Fitted wardrobes. Blind and curtains to window.

Bedroom 1 6.34 x 5.11

Laminate wood flooring. Blind and curtains to window.

En Suite 2.90 x 1.02

Tiled flooring. WC. WHB. Shower.

Store 2.80 x 1.60

Laminate wood flooring.

TERRACE 4.51 X 2.28

Patio area

FEATURES

Walk in condition

Newly installed electric storage heating system

Spacious Apartment 100 Sqm

Excellent investment return of 8% PA

Benefit of lift access

BER

Rating: C1

BER No.: 114346539

EPI: 166.66 kWh/msq/yr



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