



**Apt. No. 14 Block A Glencove, Dunmore Rd., Waterford. X91 E026.**

**For Sale**

**€275,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 101 sq.m. /c. 1,087 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)  
W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

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## DESCRIPTION

Glencove is an exclusive riverfront apartment development within a private gated community just off the Dunmore Road in Waterford City's eastern suburbs. Apartment 14 is an extremely spacious and well-proportioned two bedroom first floor apartment, with two balconies and views over the river Suir. Being the larger of the two bedroom apartment sizes in this development, this apartment offers very spacious living accommodation in a popular suburban location, within easy walking distance of a host of local amenities including Ardkeen Shopping Centre, Waterford University Hospital, along with a variety shops and restaurants. Accommodation comprises of entrance hall, large open plan living, dining, and kitchen, master bedroom with walk in wardrobe and full en-suite bathroom, and bedroom two with en-suite shower room. The main balcony can be accessed from the living area being the larger of the two,, while both bedrooms share a balcony. Heating is provided by gas fired under floor heating with system link controls. Dedicated on-site parking. Viewing is highly recommended.

## LOCATION

Within the private development of Glencove just off the Dunmore Road in eastern suburbs of Waterford City. This superb property is located within easy walking distance of a host of local amenities including Ardkeen Shopping Centre, Lidl, Aldi, Waterford University Hospital and Tesco.

**ASKING PRICE €275,000**

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



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## ACCOMMODATION

### Entrance Hall

Polished porcelain tiled flooring. Reception area.

### Store Room

Shelved, with cloaks.

### Kitchen/Living Area **9.03 x 4.64**

Polished porcelain tiled flooring throughout. Recessed spot lighting.

### Kitchen Area

Cherry wood kitchen units with cream high gloss doors. Integrated dishwasher, washing machine and fridge freezer. Stainless steel electric oven and extractor. Breakfast bar.

### Dining/Living Area

Built in gas fire. Extensive floor to ceiling windows. Recessed spot lighting. Access to side and rear balcony with river views.

### Master Bedroom **5.33 x 3.66**

Large double bedroom with carpet flooring. Walk in wardrobe and dressing area. Door to balcony.

### Main Bathroom/En Suite **2.12 x 2.69**

WC, WHB, Bath, Shower with glass screen. Tiled floor and walls to ceiling.

### Bedroom 2 **3.42 x 3.43**

Double bedroom with carpet flooring. Fitted wardrobes. French doors to balcony.

### En Suite **3.72 x 2.22**

Full en suite bathroom. WC, WHB, Bath, Shower with glass screen. Tiled floor and walls to ceiling.

## FEATURES

Larger two bedroom Apartment type c.101 Sq. M.  
Very spacious accommodation  
Generous open plan kitchen/dining and living area  
Two large balconies  
River views  
Gas under floor heating system  
Dedicated on-site parking  
Double glazed windows and doors  
Private gated community

## BER

Rating: C1

BER No.: 114470347

EPI: 162.61kWh/msq/yr



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