



## Apt. No. 6 Johns Bridge, Johnstown, Waterford. X91.VH75.

**For Sale**

**€155,000**

Bedrooms	2
Reception Rooms	1
Bathroom's/WC's	2
Size	c. 80 sq.m. /c. 861sq.ft.



PSRA Licence Number: 004069



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Waterford  
051852233

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## DESCRIPTION

Spacious and well-proportioned two bedroom first floor apartment, located close to the City Centre at Johns Bridge in Johnstown, Waterford. This well presented property is in good modern condition, extending to c. 80 msq. and comprises an entrance hall, open plan living kitchen and dining area, main bathroom, master bedroom with en-suite shower room, and guest bedroom. The property is heated by an electric storage heating system and is being offered for sale fully furnished. John's Bridge Apartments Management Ltd. Annual Management Charge €2,125.00 P.A.

## LOCATION

The property is ideally located in the popular residential area of Johnstown in Waterford City. It is centrally situated within walking distance of the City Centre and all amenities including primary and secondary schools, local shops including Tesco Poleberry, TK Maxx, Odeon Cinema.

**ASKING PRICE €155,000**

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



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# ACCOMMODATION

## Entrance Hall

## Kitchen/Living/Dining

**8.18 x 3.23**

Laminate wood flooring. Fitted kitchen with integrated oven and hob. Curtains to window.

## Bedroom 1

**6.59 x 2.29**

Laminate wood flooring. Blinds to window.

## En Suite

**3.17 x 2.13**

Linoleum flooring. WC. WHB. Electric shower with glass doors. Tiling around shower unit.

## Bedroom 2

**5.61 x 2.43**

Laminate wood flooring. Blinds to window

## Bathroom

**3.53 x 2.01**

Tiled flooring. WC. WHB. Bath. Tiling around bath

## BER

Rating: C2

BER No.: 107177073

EPI: 190.29 kWh/msq/yr

## FEATURES

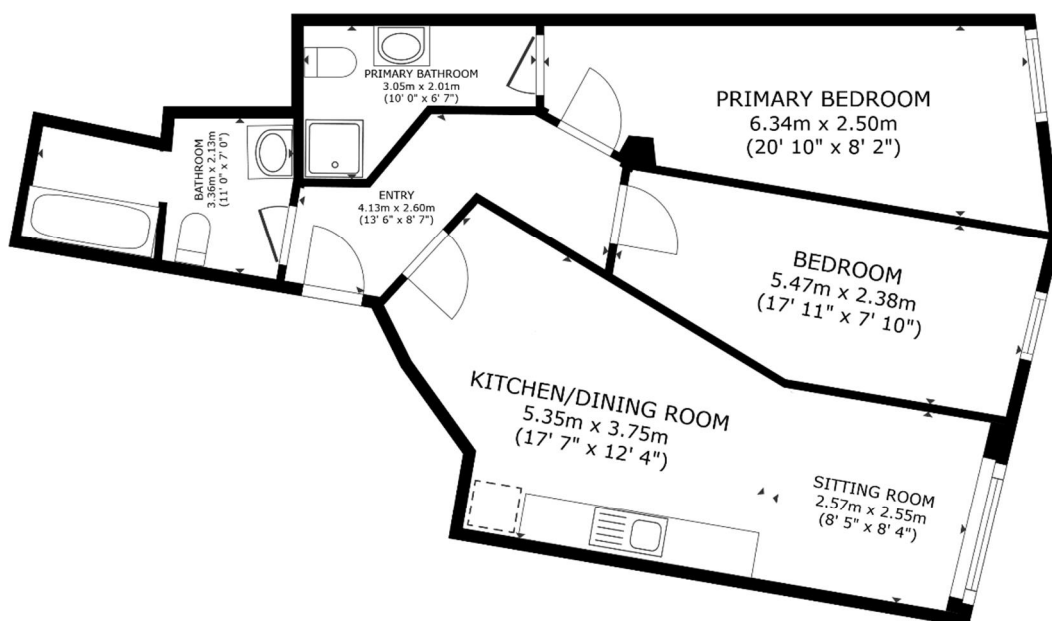
Fully furnished

Minutes' walk to all the city centre amenities

Lift Access

Teak double glazed windows

Electric storage heating



FLOOR PLAN



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