



## Apt. No. 8 Cois Caladh, Georges Quay, Waterford.X91P921

**For Sale**

**€95,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 74 sqm. /c. 796.5 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

**THOMAS REID**

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## DESCRIPTION

Beautifully presented first floor two bedroom apartment situated on Georges Quay in Waterford City, within easy walking distance from the City Centre and all amenities. Extending to c.74 Sqm. the property comprises a bright and spacious living room with dining area, with views overlooking the river, separate kitchen, two double bedrooms including master bedroom with balcony, and main bathroom. The property comes to the market in pristine condition throughout with electric storage heating and double glazing throughout. Cois Caladh Management Co. Ltd. Annual Charge for this property for 2018 is €1,355.20. Viewing comes highly recommended.

## LOCATION

Ideally located to the rear of The Tower Hotel and just adjacent to The Marina Hotel, the property is also within close proximity of The Peoples Park, and a number of primary and secondary schools

**ASKING PRICE €95,000**

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



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# ACCOMODATION

## Entrance hall

## Living/Dining Room

**5.71. x 4.61**

Large open plan living/dining room, Fireplace with electric fire, laminate wood flooring. Views over river and Scotch Quay.

## Kitchen

**1.93 x 3.94**

Separate Kitchen with ground and eye level units, Altro flooring, tiled splashback, electric oven/cooker with extractor hood, washing machine and dryer.

## Bedroom 1

**4.06 x 3.31**

Generous double bedroom with laminate wood flooring and fitted wardrobes. Balcony overlooking river and Scotch Quay.

## Bedroom 2

**3.49 x 3.53**

Generous double bedroom with laminate wood flooring and fitted wardrobes.

## Bathroom

**2.48 x 1.78**

W.C., W.H.B., bath, electric shower over bath. Tiled floor and walls to ceiling.

# FEATURES

Electric Storage Heating

Well proportioned two bedroom first floor apartment

Excellent condition throughout

Views over river and Scotch Quay

Double glazing throughout

# BER

Rating: C2

BER No.: 107598765

EPI: 182.14 kWh/msq/yr



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