



**Apt. No. 105 The Old Infirmary, John's Hill, Waterford. X91H393.**

**For Sale**

**€139,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 94 sqm. /c. 1012 sq.ft.

PSRA Licence Number: 004069



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## DESCRIPTION

Spacious and well proportioned front facing ground floor duplex apartment within the main building of the sympathically restored and extended Old Infirmary building. Originally built in 1897 the main building with extensively refurbished and modernised in 2002 and is situated in the desirable John's Hill area of Waterford City. Extending to c. 94 sq.m. the property comprises of entrance hall, living room, one double bedroom, main shower room and a store room while on the first floor another double bedroom and kitchen/diner. The property benefits from wooden double glazed sash windows and heating is provided by electric storage heating. The property is exceptionally well maintained and well managed. Management Company; The Old Infirmary Waterford Management Co. Ltd – Management Company Fee PA €1,100.

## LOCATION

Within the private development of Johns Hill, just minutes away from Waterford City Centre and all local amenities. The property is also a short stroll from the Peoples Park as well as a number of primary and secondary schools and sports facilities.

**ASKING PRICE €139,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
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## ACCOMODATION

### Entrance Hall

Laminate wood flooring.

### Living Room                    6.13 x 6.71

Laminate wood flooring. Curtains to windows.

### Shower Room                2.45 x 1.85

Tiled flooring. WC. WHB. Shower. Tiled walls.

### Bedroom 1                    3.51 x 3.08

Laminate wood flooring. Wardrobe.

**Stairs in Carpet. Landing in Laminate Wood Flooring.**

### Kitchen/Diner                5.8 x 4.68

Tiled and laminate wood flooring. Fitted kitchen with integrated oven and hob.

### Bedroom 2                    2.89 x 2.74

Laminate wood flooring. Wardrobe.

## FEATURES

Wooden Double Glazed Sash Windows

Electric Storage Heating

Gated Development

Ample on-site Parking

Close to City Centre and all amenities

## BER

Exempt

