



Apt. No. 7 Sunnyridge, Ardkeen Woods, Ardkeen Village, Waterford. X91WH37.

For Sale

€185,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. sqm. /c. sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
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DESCRIPTION

Excellent Investment Opportunity. Generous 3 bed 2 bath first floor Apartment, located directly adjacent to University Hospital Waterford and The Ardkeen Shopping Centre. This well presented apartment is within walking distance of a host of shops, pubs, and eateries. The apartment consists of entrance hall, large open plan kitchen/living and dining room with private patio area and three spacious double bedrooms with Master bedroom en-suite. This is an ideal property for first time buyers or investors alike with huge demand for rental accommodation from UHW. Annual Management Charge €1,350 for 2021

LOCATION

Within the development of Sandymount, Ardkeen Woods, Ardkeen Village on the Dunmore Road in the eastern suburbs of Waterford City located directly adjacent to University Hospital Waterford, Tesco and The Ardkeen Shopping Centre. This apartment is located within easy walking distance of a host of local amenities with a regular bus route that operated daily.

ASKING PRICE €185,000

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



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ACCOMMODATION

Entrance Hall 3.56 x 2.14

Linoleum flooring.

Living Room/Kitchen/Diner 7.33 x 7.27

Laminate timber flooring. Fitted Kitchen unit. Balcony.

Bedroom 1 4.22 x 4.02

Laminate timber flooring. Fitted wardrobes.

En Suite 0.98 x 2.64

Tiled floor and walls to ceiling. WC, WHB, electric shower.

Bedroom 2 3.99 x 3.89

Laminate timber flooring. Fitted wardrobes.

Bedroom 3 3.48 x 3.37

Laminate timber flooring. Fitted wardrobes.

Bathroom 2.33 x 1.67

Tiled floor and walls to ceiling. WC, WHB, electric shower.

FEATURES

Ample parking

Excellent location

Private balcony

Electric storage heating

uPVC double glazing

BER

Rating: C2

BER No.: 113791735

EPI: 196.52 kWh/msq/yr



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