



**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



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## 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**



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





## 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



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.