



No. 52 Manor Street, Waterford. X91 NND8.

For Sale

€195,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's: 3
Size: c. 170 sqm. /c. 1,830 sq.ft.



PSRA Licence Number: 004069

DNG

REID & COPPINGER

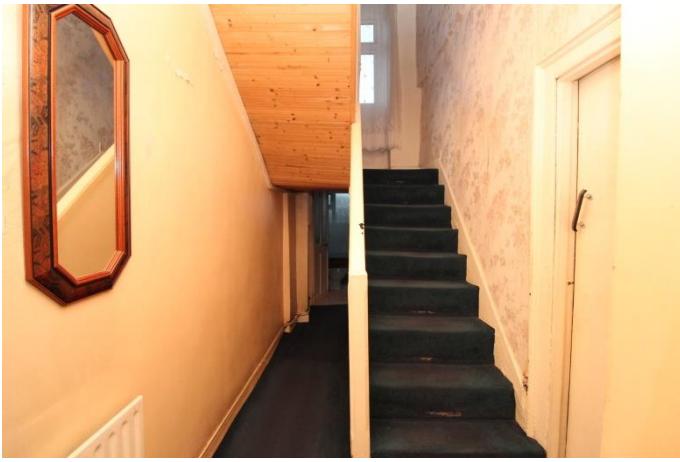


52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

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DESCRIPTION

Superb potential with this prominent residential/commercial property situated on the corner of Manor Street and Bath Street. This spacious 4 bed, 3 bath house with ground floor retail unit is in need of refurbishment but offers the discerning purchaser a rental potential of €30,000 per annum approx. The ground floor comprises of entrance hall, retail unit with WC, living room, kitchen/diner and bathroom. First floor comprises of two bedrooms, main with ensuite, and second floor also comprises of two bedrooms.

LOCATION

The property is located on a prominent corner site on Manor Street and Bath Street, adjacent to WIT College Street Campus, Morris's DIY, Tesco Poleberry and is within minutes of a host of all shops and amenities within the city centre

ASKING PRICE €195,000

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



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ACCOMMODATION

Entrance hall **4.74 x 1.62**

Shop Area **5.19 x 4.21**

Carpet flooring

WC **1.37 x 1.21**

Linoleum flooring. WC and WHB.

Living Room **3.84 x 4.54**

Carpet flooring. Fireplace with tiled surround.

Kitchen/Diner **4.02 x 4.54**

Linoleum flooring. Blinds to windows. Fitted kitchen.

Bathroom **2.35 x 1.72**

Tiled flooring. WC, WHB, Bath with electric shower.

Bedroom 1 **5.60 x 4.00**

Carpet flooring. Curtains to windows.

En Suite **1.96 x 1.30**

Tiled walls and floors to ceiling. WC, WHB and electric Shower.

Bedroom 2 **4.32 x 3.27**

Carpet flooring. Curtains to windows.

Bedroom 3 **4.46 x 5.42**

Carpet flooring. Curtains to windows.

Bedroom 4 **4.32 x 3.69**

Carpet flooring. Curtains to windows.



GARDEN

Rear garden in lawn with barna shed. Separate door access for living accommodation and retail unit.

FEATURES

Prime corner city centre location offering excellent potential
Advertising signage yielding €8,000 per annum rental income
uPVC double glazed windows
Gas fired central heating
Fully Alarmed
Residential/Retail shop with separate access

BER

Rating: E2
BER No.: 114557119
EPI: 349.41 kWh/msq/yr



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