

## For Sale

### Apt. No. 12 Waterpark Apartments, Ballinakill, Waterford



Generous two bedroom first floor apartment, located at the entrance to Waterpark Rugby Club in Ballinakill, just off the Dunmore Road. The property is situated within easy walking distance of a host of local amenities including the Tesco and Ardkeen shopping centres, University Hospital Waterford and a selection of bars and restaurants. Accommodation comprises an entrance hall, large living room with balcony and storage room, galley kitchen, hot press, and two generous double bedrooms, both of which are en-suite. Ample on-site parking is available within the very well maintained grounds of the development. This is an ideal property for a first time buyer or indeed investor, with proximity to University Hospital Waterford being a real benefit. The property is in pristine condition throughout, and is being offered to the market with a competitive asking price. For further information and viewing arrangements, please contact sole selling agents, DNG Thomas Reid Auctioneers.

**BER: No: 106710874**

**Asking Price €80,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Solid Oak flooring. Intercom system. Telephone point

### **Living Room**

4.98 x 5.37

Solid Oak Flooring throughout. Fireplace with slated tiled plinth and mahogany surround. Balcony. Storage space.

### **Kitchen**

3.56 x 1.72

Cream traditional style kitchen with fitted stainless steel oven and hob. Extract unit. Dishwasher. Fridge freezer. Tiled floor and splash back.

### **Master Bedroom**

5.27 x 4.29

Newly fitted laminate wood flooring. Spacious double bedroom, with Sliderobe wardrobes.

### **En Suite**

0.85 x 2.57

WC, WHB, Bath. Electric shower unit over bath. Tiled floor and walls around bath.

### **Bedroom 2**

3.08 x 3.61

Laminate flooring. Double bedroom.

### **En Suite**

1.18 x 2.26

WC, WHB Shower. Triton T80si electric shower unit. Tiled floor and walls.

### **Heating:**

Electric storage

### **BER:**

Rating D2

BER No. 106710874

EPI: 271.93 kWh/m<sup>2</sup>/yr

### **Management Charge:**

€ 800 per annum

### **Management Company:**

Waterpark Apartments Management Ltd.

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PRSA License No. 002015**





DONALDSON NEWMAN COOP

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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