

## For Sale

### No. 55 Johnstown, Waterford



Tenant Unaffected. Commercial offices with overhead living accommodation, located in the Johnstown area of Waterford City. Just a short stroll from the city centre, the property is located on a busy access road to the City Centre, and enjoys a high volume of passing traffic in a highly visible location. The property comprises two ground floor offices with toilet and canteen facilities, together with a one bedroom upstairs apartment with living room and bathroom. For further details, information for viewing arrangements please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 103767224**

**Asking Price €95,000**

**PSRA Registration No. 00215**

## Accommodation

### **Ground Floor**

#### **Entrance Hall:**

Laminate wood flooring

#### **Office 1:**

Laminate wood flooring. Vertical blinds to window. Marble fireplace.

5.82 x 2.63

#### **Office 2:**

Laminate wood flooring. Vertical blinds to window.

3.79 x 2.04

#### **Canteen:**

Tiled flooring. Fitted kitchen and storage units with stainless steel sink unit

4.10 x 2.74

#### **WC:**

Tiled flooring. WC. Whb.

### **First Floor**

#### **Stairs and Landing:**

Carpet flooring.

3.41 x 4.18

#### **Living Room:**

Carpet flooring. Stone fireplace with open fire. Blinds to window.

#### **Bedroom:**

Carpet flooring. Venetian blinds to window.

5.65 x 2.39

#### **Bathroom:**

Tiled flooring. WC. Whb. Bath. Shower. Electric Shower Unit. Tiled walls.

2.79 x 3.10

#### **Heating:**

Electric heating

#### **BER:**

Rating E2

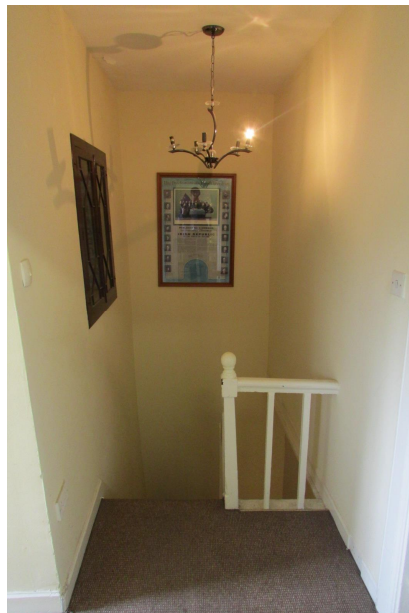
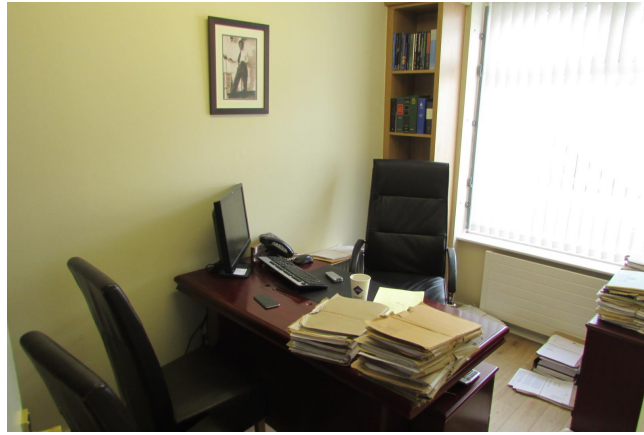
BER No. 103767224

EPI: 377.47

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

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







DOLLYS NEWMAN COOD

# DNG

THOMAS REID

FOR SALE

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