



## No. 10 Adelphi Quay, Waterford. X91 R1XA.

**For Sale**

**€235,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 147sqm. /c. 1,582 sq.ft.

PSRA Licence Number: 004069



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## DESCRIPTION

Spacious four bedroom terraced home within a gated development with ample on site private parking, located just off the quays at Adelphi Quay in Waterford City. The property comprises of an entrance hall, spacious living room, sunroom, kitchen/diner, utility room. First floor: two bedrooms main en suite with walk in wardrobe and main bathroom. Second floor: two spacious bedrooms with walk in wardrobes. The property is heated by gas central heating system and all windows are teak double glazed. The property comes with the benefit of its own parking space. The development is very well managed and maintained and is one of the more sought after city centre apartment developments in Waterford city. An ideal property for the owner occupier or investors alike, offering spacious living accommodation in a superb location. Management Company; Adelphi (Waterford) Management Ltd. Management Fee 2020; €235.00

## LOCATION

Within the gated development of Adelphi Quay just off the quays in Waterford City and within easy walking distance of the main City centre and all amenities with bus and rail transport services to all areas.

**ASKING PRICE €235,000**

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



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## ACCOMMODATION

### Entrance Hall **4.26 x 2.32**

Carpet flooring.

### Living Room **5.23 x 5.35**

Carpet flooring. Open fire with gas inset. Coving to ceiling.

### Sun Room **2.38 x 4.60**

Tiled flooring. Door to patio and rear garden.

### Kitchen/Diner **4.13 x 3.21**

Linoleum flooring. Fitted kitchen with integrated oven and hob. Blinds to window.

### Utility Room **1.99 x 1.94**

Linoleum flooring. Fitted units. Plumbed for washing machine.

## First Floor

### Master Bedroom **4.00 x 3.95**

Carpet flooring. Door to balcony

### Walk in Wardrobe **1.77 x 2.14**

Carpet flooring.

### En Suite **2.10 x 1.77**

Linoleum flooring. WC. WHB. Shower. Tiles around shower.

### Bedroom 2 **3.38 x 2.90**

Carpet flooring. Fitted wardrobes.

### Bathroom **3.61 x 1.72**

Linoleum flooring. WC. WHB. Bath. Walls tiled.

### Walk in Hotpress **1.87 x 1.17**

## Second Floor

### Bedroom 3 **4.01 x 3.93**

Carpet flooring. Walk in wardrobe. Curtains to window

### Bedroom 4 **4.05 x 3.43**

Carpet flooring. Walk in wardrobe. Curtains to window



## BER

Rating: C2

BER No.:113634810

EPI: 198.89 kWh/msq/yr

## GARDEN

To the front in lawn

To the rear gravelled with patio area

## FEATURES

Private gated development

Own designated parking space

Gas fired central heating

Teak double glazed windows

Uninterrupted views over the River Suir



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