

# Spratt



**FOR SALE BY PRIVATE TREATY**  
**Residential Investment Opportunity**

**Excellent Investment opportunity to purchase a portfolio of  
12 Apartments in Dungarvan Town Centre**

**The Bridge  
Bridge Street  
Dungarvan  
Co. Waterford**



**GUIDE PRICE €650,000 (V.A.T. incl)**

## DESCRIPTION

- The Bridge development enjoys an ideal town centre location fronting onto the Town Centre Plaza which serves as main access to Dungarvan Shopping Centre, anchored by Dunnes Stores. Parallel to the development is High Street development which connects to O'Connell Street.
- Portfolio consisting of:
  - 6 Two Bedroom Apartments;
  - 6 One Bedroom Apartments;
  - Secure Car Parking

## FEATURES

- Fully managed complex
- Landscaped amenity areas
- Lifts to all floors
- Secure underground car parking
- Town centre location
- Current Residential Rent Roll €47,400

## LOCATION

Dungarvan is a coastal market town strategically located on the South East coast of Ireland on the N25 (European Route E30) which connects Cork, Waterford and Rosslare Europort, having both Cork & Waterford Airports within a one hour drive.

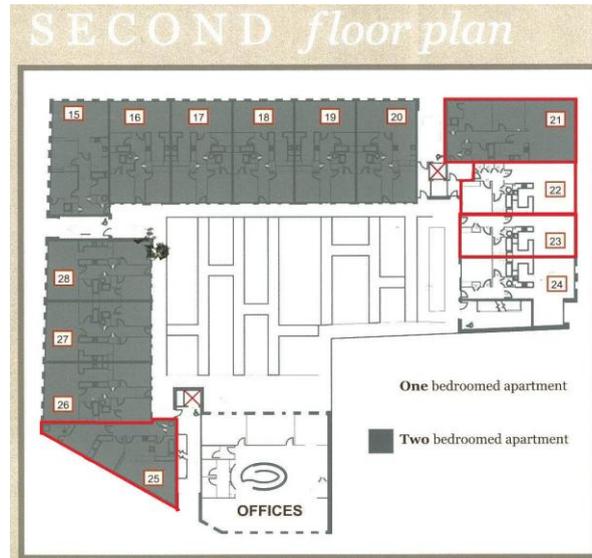
A thriving business and residential location Dungarvan is an ideal place to live and do business. The town is home to major employers including Glaxo Smithkline, Eurofin Lancaster Laboratories, Microbrush International and Glanbia Shared Services.

There is an abundance of facilities and amenities on the doorstep including Primary & Secondary Schools, sandy beaches, golf courses, sporting facilities, restaurants and the spectacular Deise Greenway consisting of a 46km cycling and walking route from Dungarvan to Waterford City.

## SERVICES

All Mains Services

Heating : Communal wood pellet burner heating system



Apt	Sq.m
21	107
22	75
23	65
25	88



Apt	Sq.m
29	67
33	76
34	65
36	67
37	58
38	70
40	80
42	76



## ACCOMMODATION

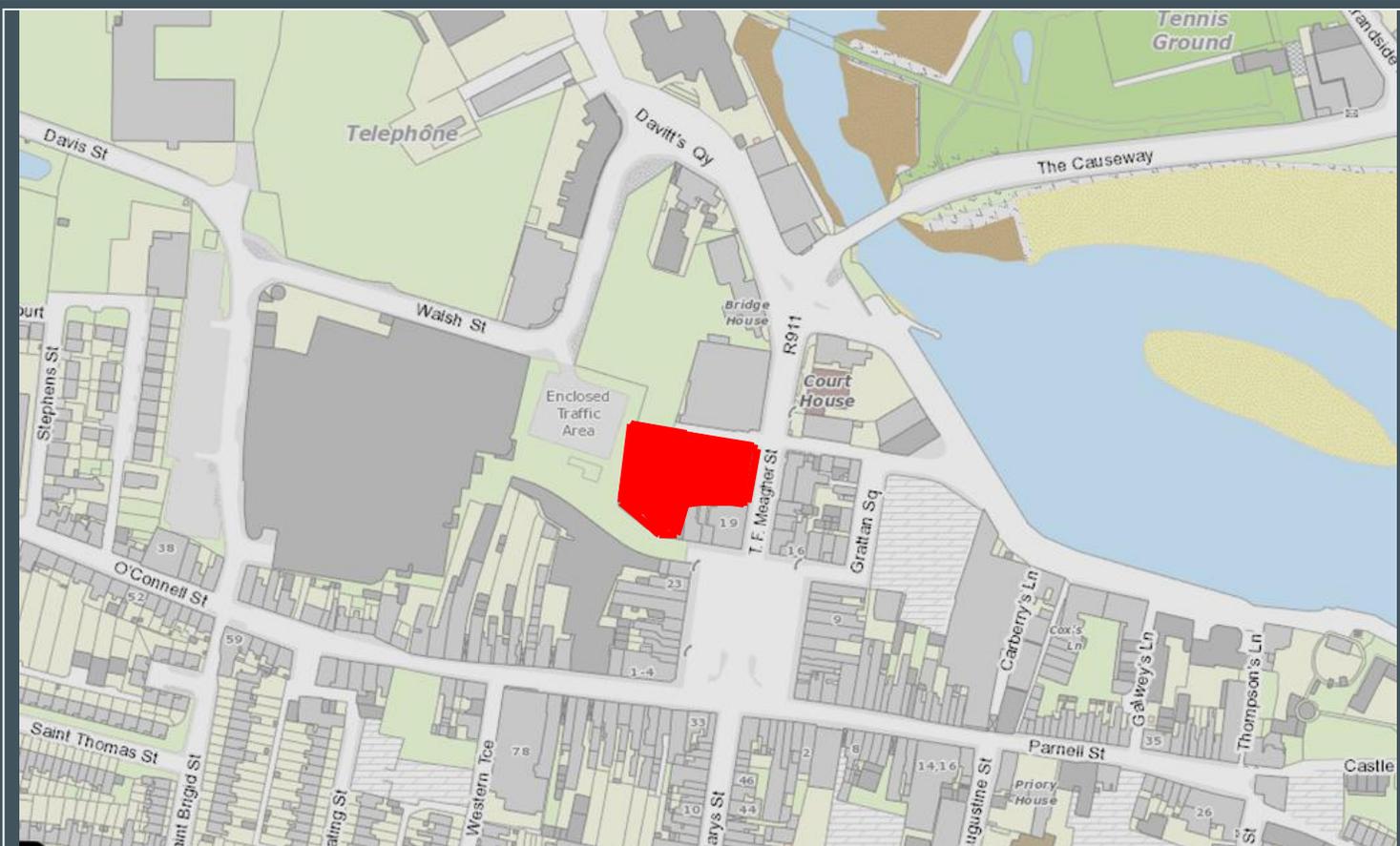
### Second Floor

Apartment No.	No.Bedrooms	Sq.m	Sq.ft.
21	2	107	1146
22	1	75	802
23	1	65	694
25	2	88	947

### Third Floor

Apartment No.	No.Bedrooms	Sq.m	Sq.ft.
29	1	67	720
33	2	76	818
34	2	75	807
36	1	67	729
37	1	58	630
38	1	70	754
40	2	80	865
42	2	76	825





## GUIDE PRICE

€650,000 (incl of V.A.T.)

## SOLICITORS:

M/s Evershed Solicitors  
F.A.O. Ms. Michelle Stewart

## VIEWING:

Strictly by prior appointment only

Contact Negotiator:

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