



NO. 35 THE COURTYARD, BRIDGE STREET, WATERFORD, CO. WATERFORD X91 PN83

Ref: P6740

BER C3

QUINN PROPERTY

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## Large Two Bedroom Apartment In A Prime City Centre Location For Sale By Private Treaty

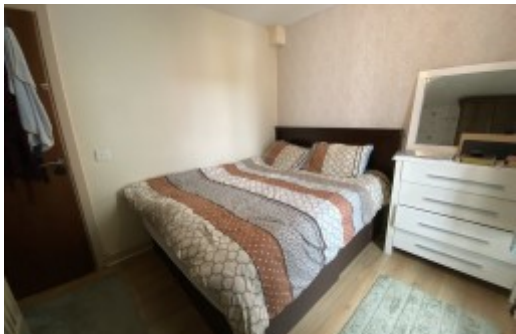


### LOCATION:

No. 35 benefits from an excellent location within Waterford in close proximity to the Quay and the City Centre. Waterford is a vibrant city offering all the necessary services and amenities to include GAA and soccer clubs, churches, restaurants, pubs, shops. Waterford Institute of Technology and hospitals. Waterford City and County is renowned for its exciting festivals and events including the West Waterford Festival of Food, Spraoi, Winterval, Harvest Festival, Taste Tramore, Dunmore East Bluegrass Festival and Waterford Film Festival.

### DESCRIPTION:

The Courtyard Apartments were built in 2006 and No. 35 extends to a generous 89m<sup>2</sup>. The property will have a broad appeal across a variety of buyer types and first time buyers and investors will also be drawn being suitable as either a primary residence or an investment. The open plan kitchen/living room is the centrepiece of the property, offering a large, light-filled room which leads onto a spacious balcony. Accommodation comprises of as follows:



|                            |                            |   |
|----------------------------|----------------------------|---|
| Entrance Hall:             | 5.7m x 1.4m                | Laminate flooring   |
| Hallway:                   | 4.0m x 1.3m<br>2.2m x 1.2m | Laminate flooring   |
| Kitchen/ Diner/<br>Lounge: | 7.2m x 5.5m                | Laminate flooring, fitted waist<br>high and eye level units,<br>electric cooker, tiled splashback,<br>extractor fan |
| Storage Cupboard:          | 2.0m x 1.3m                | Carpet, extensive shelving  |
| Bedroom 1:                 | 3.5m x 2.7m                | Laminate flooring   |
| Bedroom 2:                 | 4.1m x 3.3m                | Laminate flooring   |
| Bathroom:                  | 3.5m x 2.7m                | Laminate flooring   |

### SERVICES & FEATURES

Mains Services  
Electric Heating  
Recessed Lighting  
Spacious Balcony  
Property Extends To: 89m<sup>2</sup>

### BER DETAILS:

BER C3  
BER No. 100890185  
E.P.I.: 219 kWh/m<sup>2</sup>/yr

A.M.V. €120,000



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