

No. 36 Adelphi Quay, Waterford. X91 W832.

For Sale

€230,000

Bedrooms 3
Reception Rooms 1
Bathroom's/WC's 2
Size c. 83 sq.m. /c. 893 sq.ft.



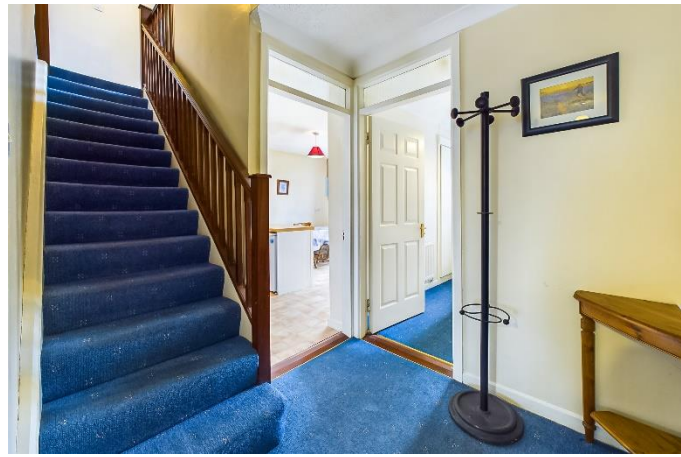
PSRA Licence Number: 004069



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DESCRIPTION

No. 36 Adelphi Quay is a spacious three bedroom own door duplex apartment, located within a gated development with ample private parking. Located just off the quays in Waterford City, the property is ideally situated within easy walking distance of the City centre and all amenities, including bus and rail transport services to all areas. Entrance to the property is a first floor level, which comprises of a storeroom, entrance hall, kitchen with dining area, balcony with river views, and one single bedroom. At second floor level are two double bedrooms, bathroom and separate WC. The property is heated by a gas fired central heating system. The development is very well managed and maintained and is one of the most 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.

LOCATION

ideally located just off the Quays in Waterford City, within easy walking distance of the City Centre and all amenities.

MANAGEMENT

Management Company: Adelphi (Waterford) Management Ltd.

Annual Charge 2024: €1,200.00

ASKING PRICE €230,000

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



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ACCOMMODATION

Entrance Hallway

5.94 x 1.08

Carpet flooring

Living Room

3.97 x 3.65

Carpet flooring. Fireplace with gas insert. Glass partition to hallway.

Kitchen/Dining Room

4.96 x 3.29

Tiled flooring. Fitted kitchen. Tiled splashback. Door to balcony. Curtains to window/door.

Bedroom 1

2.98 x 2.17

Carpet flooring. Fitted wardrobe. Curtains and blind to window.

Stairs and landing in carpet

2.71 x 1.86

Bedroom 2

2.67 x 3.27

Carpet flooring. Fitted wardrobes. Blind to window.

Bedroom 3

3.13 x 3.03

Carpet flooring. Blind to window.

Bathroom

1.74 x 1.96

Linoleum flooring. Shower over Bath with screen. WHB. Velux window to ceiling.

WC

1.72 x 1.57

Linoleum flooring. WHB. Velux window to ceiling.

Balcony

Balcony from kitchen/diner overlooking John's River and George's Quay

BER

Rating: C1

BER No.: 115406894

EPI: 154.35 kWh/msq/yr

FEATURES

Gas fired central heating

South West facing balcony with views over George's Quay and John's River

Private gated development

Parking on site

Close to City Centre and all amenities.



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