

Price €135,000.00

2 Bedroom - Apartment

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER D1

**2C The Moorings Rosbercon New Ross
Co. Wexford Y34 AT28**

2C The Moorings comes to the market in excellent condition throughout. This 1st floor river view apartment was recently upgraded by the current owner with new fitted kitchen in March 2022 including new oven, hob and extractor, new energy efficient electric storage heaters and hot water tank, (BER Certificate not updated to reflect upgrades), all new curtains and blinds.

The property is now presented in walk-in condition and ideal for either an owner occupier or investment property.

Internally the apartment is well laid out with entrance hall leading to two spacious bedrooms with fitted wardrobes, one of which has an ensuite shower room and a spacious guest bathroom. For additional privacy another hall leads to the open plan living/dining and kitchen. The balcony directly off the living area is ideal for relaxing and watching the world pass you by while enjoying views of the river and New Ross town.

To the rear of the apartment block there is ample car parking spaces with direct access to Block C from the 1st floor level outdoor car park. The development has 24 hour security and lifts and stairwell access to all floors.

Viewing of the apartment is highly recommended to appreciate its location within the development, its spacious layout and excellent condition.

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Entrance Hall

3.22m (10'7") x 1.45m (4'9") Spacious entrance hall with timber flooring, door to closet and doors to:-



Closet

1m (3'3") x 0.69m (2'3") Located to the left of the entrance hall with hot water tank and some storage room

Bathroom

2.2m (7'3") x 2.13m (7'0") Bath with shower screen, power shower, w.h.b. and w.c., part tiled walls and ceramic floor tiles, electric wall heater



Bedroom 1

4.5m (14'9") x 3.61m (11'10") This room looks out to river views and is bright and spacious with fitted wardrobes, laminate timber flooring and door to:-



Bedroom 2

4.26m (14'0") x 3.29m (10'10") With views of river and balcony, floor to ceiling fitted wardrobes and laminate timber flooring.



Inner Hall

2.06m (6'9") x 1m (3'3") Located off entrance hall with laminate timber flooring with door to large spacious walk-in closet and arch which leads to living areas.

Walk In Closet/Linen Press

1.08m (3'7") x 1.2m (3'11") Spacious walk-in closet part shelved for linen closet and ample room for additional storage for Hoover, suitcases, etc.



Living/Dining Area

4.95m (16'3") x 4.88m (16'0") This room is a lovely bright spacious room with access directly out on to the balcony with views of New Ross and the river. Laminate timber flooring, tv point and arch to:-



Kitchen Area

3.93m (12'11") x 2.08m (6'10") Arch from living/dining opens up into spacious kitchen area with newly fitted eye and waist level kitchen units with stainless steel sink, washer/dryer, electric oven, ceramic hob, extractor, extractor and matching work top and back splash, breakfast counter and laminate timber flooring



Balcony

3m (9'10") x 1m (3'3") The balcony can be accessed directly off the living area and provides lovely views out to the river and New Ross. There is an electric outlet newly installed and space to sit and relax.



Services

Mains ESB, water and sewerage, double glazed windows, energy efficient storage heaters, lift to all floors, 24 hour security

Management Fees

Current 2022 - €1360.00 per annum



Included In Sale

Oven, hob, extractor, washer/dryer, fridge freezer, table & 4 chairs, grey coffee table, rug on living area floor.

Open to selling

Two double beds, two x two seater sofa`s, curtains and blinds, smaller coffee table (matches kitchen) prices available on request





Features

- Spacious two bedroom 1st floor apartment
- Views of the River Barrow and New Ross town
- Walking distance of all necessary amenities
- 24 Hour Security and lifts to all floors
- Recently upgraded with fitted kitchen, oven and hob
- Upgraded to energy efficient storage heaters
- Excellent step onto the property ladder

Location

The location of this property for commuters is ideal as New Ross is a town located on the River Barrow, close to the border with Co. Kilkenny around 20 km north east of Waterford so whatever direction you need to go from this property five minutes drive and you are on any of the main routes.

BER No:

110923745

Viewings

Strictly by appointment, 24 hours' notice required for this property.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.