



## 70 O'Connell Street, X91 VK74, Waterford

Four Storey Mid-Terrace Residential/Retail Investment Property with Yard.

The property comprises a four storey mid-terrace residential/retail investment property in need of refurbishment. The ground floor retail unit is finished to shell and core. The three no. 1 bedroom apartments are located overhead and are accessed via a concrete stairs. Outside there is a 1,500 sq.ft. yard which has development potential. The building was substantially refurbished in 1985. The property is located on the north side of O'Connell Street between its junction with Thomas Street and Penrose Lane in Waterford city centre. Accommodation  
GROUND FLOOR - 32.51 sq.m Former retail unit and back kitchen. FIRST FLOOR Apartment 1 - 39.57 sq.m Kitchen/Livingroom, Bedroom and Shower Room. SECOND FLOOR Apartment 2 - 39.57 sq.m Kitchen/Livingroom, Bedroom and Shower Room. THIRD FLOOR Apartment 3 - 39.57 sq.m Kitchen/Livingroom, Bedroom and Shower Room.

### CONVENIENCE:

### NEIGHBORHOOD:

Super market	: 6 minutes by Walk
School	: 10 minutes by Walk
Bus station	: 2 minutes by
Train station	: 7 minutes by Walk
Police station	: 4 minutes by
Town center	: 3 minutes by
Shopping	: 5 minutes by center