

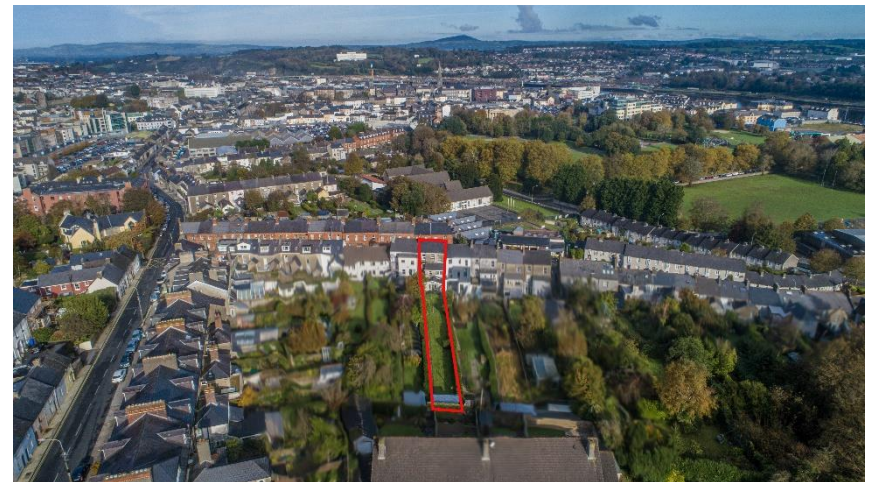


For Sale

57 Saint Declan's Place : Lower Newtown : Waterford : X91HWOH

Asking Price €525,000







DESCRIPTION

No. 57 Saint Declan's Place is a superior terraced, two bay, three storey family home, c. 1870's. A well-proportioned house, built as one of a planned terrace of six identical houses, set back from the line of the road with painted rendered boundary wall to forecourt having wrought iron railings, cast iron colonette piers, and a wrought iron gate. The property has been tastefully upgraded over the years and still boasts many of its original features including original tiled flooring, coving, centre roses, window shutters and fireplaces to mention just a few. This light filled family home is in walk-in condition throughout. The property has the benefit of zoned gas fired central heating along with uPVC double glazed windows. Viewing is a must!

The ground floor consists of an entrance hallway with ornate decorative featured tiled flooring, light filled living room with a three bay sash window and double doors to sitting room, with original cast iron fireplace. The kitchen has been extended and boasts a vaulted ceiling with Velux which maximizes the natural light, fitted kitchen with granite worktops, gas range cooker and integrated appliances.

The first floor landing has a modern shower room with corner shower unit, WC and WHB. The second floor landing consists of two double bedrooms including a large master bedroom with dual windows, original shutters and coving.

On the second floor are an additional two double bedrooms, and a single bedroom/office with main bathroom.

LOCATION

The property is in one of Waterford's premier suburbs in the established neighbourhood of Lower Newtown. Surrounded by a large selection of primary and secondary schools, sports and leisure facilities and the People's Park. The property is also within easy reach of both the City Centre and the Ardkeen Shopping Complex and University Hospital Waterford.

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



ACCOMMODATION

GROUND FLOOR

Entrance Hall **7.41 x 1.89**

Original ornate decorative featured tiled flooring. Original coving to ceiling.

Living Room **4.95 x 5.71**

Carpet flooring. Three bay sash window. Coving to ceiling. Cast iron fireplace with tiled inset. Double doors to sitting room.

Sitting Room **4.91 x 4.08**

Carpet flooring. Cast Iron fireplace with slate hearth. Coving to ceiling. Door to rear patio and garden.

Kitchen/Diner **6.04 x 4.09**

Tiled flooring. Fitted kitchen with granite work surfaces. Gas range cooker, integrated dishwasher, washing machine, dryer and fridge freezer. Vaulted ceiling with Velux.





FIRST FLOOR

First Landing **2.68 x 2.22**

Shower Room **2.40 x 2.15**

Tiled flooring. W.C. WHB. Corner shower with glass doors. Walls tiled from floor to ceiling.

Second Landing

Master Bedroom **3.61 x 6.89**

Carpet flooring. Fitted wardrobes. Shutters to window and blinds. Coving to ceiling.

Bedroom 2 **4.54 x 3.94**

Carpet flooring. Fitted wardrobes. WHB. Coving to ceiling. Cast iron fireplace.

SECOND FLOOR

Bedroom 3 **3.90 X 3.05**

Carpet flooring. Fitted wardrobes. Cast Iron fireplace.

Bathroom **2.96 x 1.67**

Tiled flooring. WC. WHB with vanity unit. Twin bedroom, fitted wardrobes, carpet flooring, custom made curtains.

Bedroom 4 **3.22 x 4.31**

Carpet flooring. Fitted wardrobes. Cast iron fireplace. Blinds to windows.

Bedroom 5 **3.11 x 3.43**

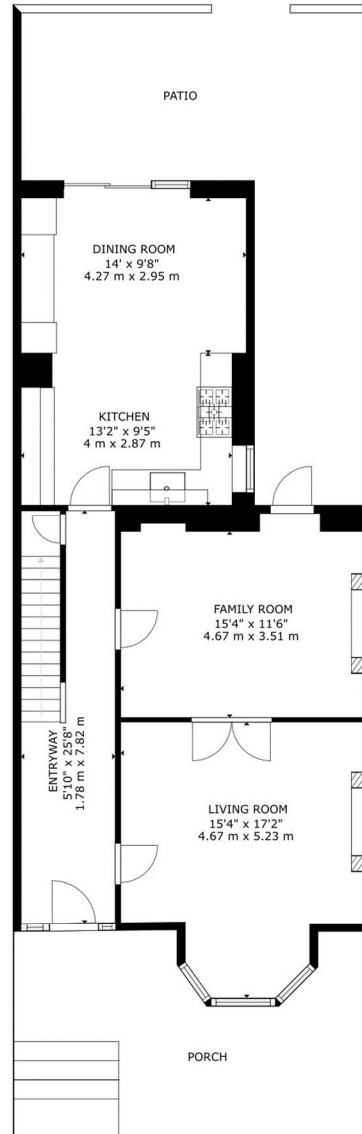
Carpet flooring. Blinds to window.



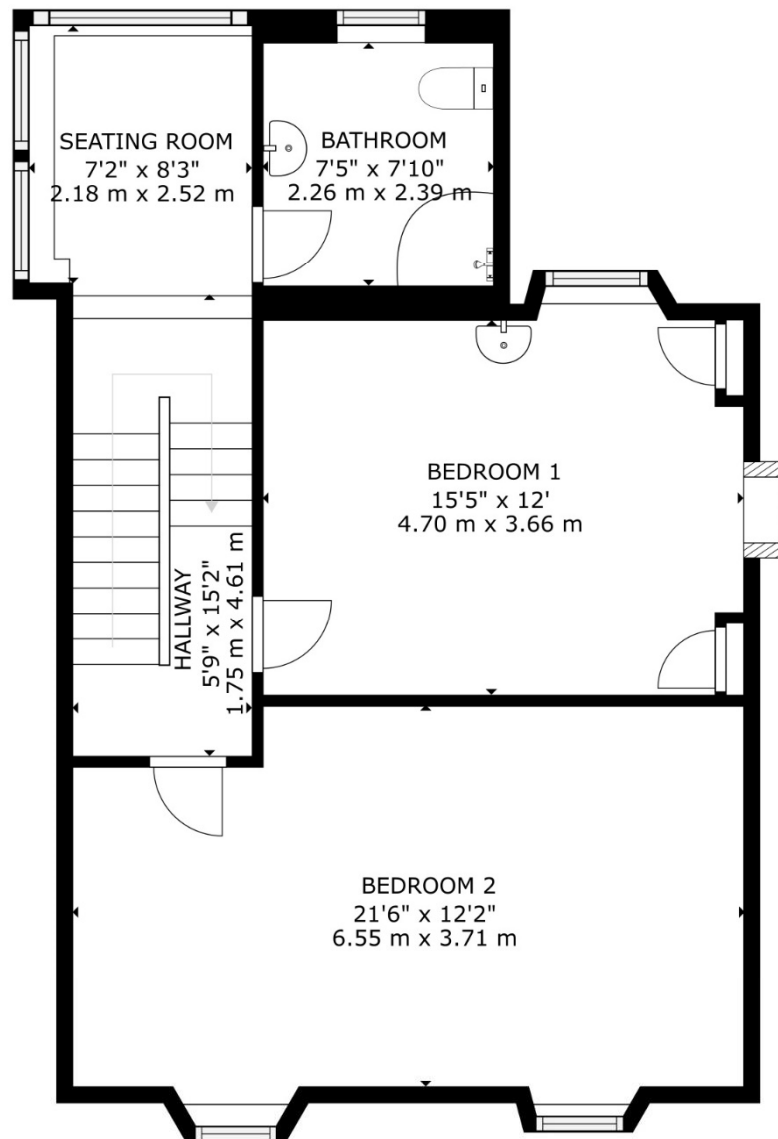




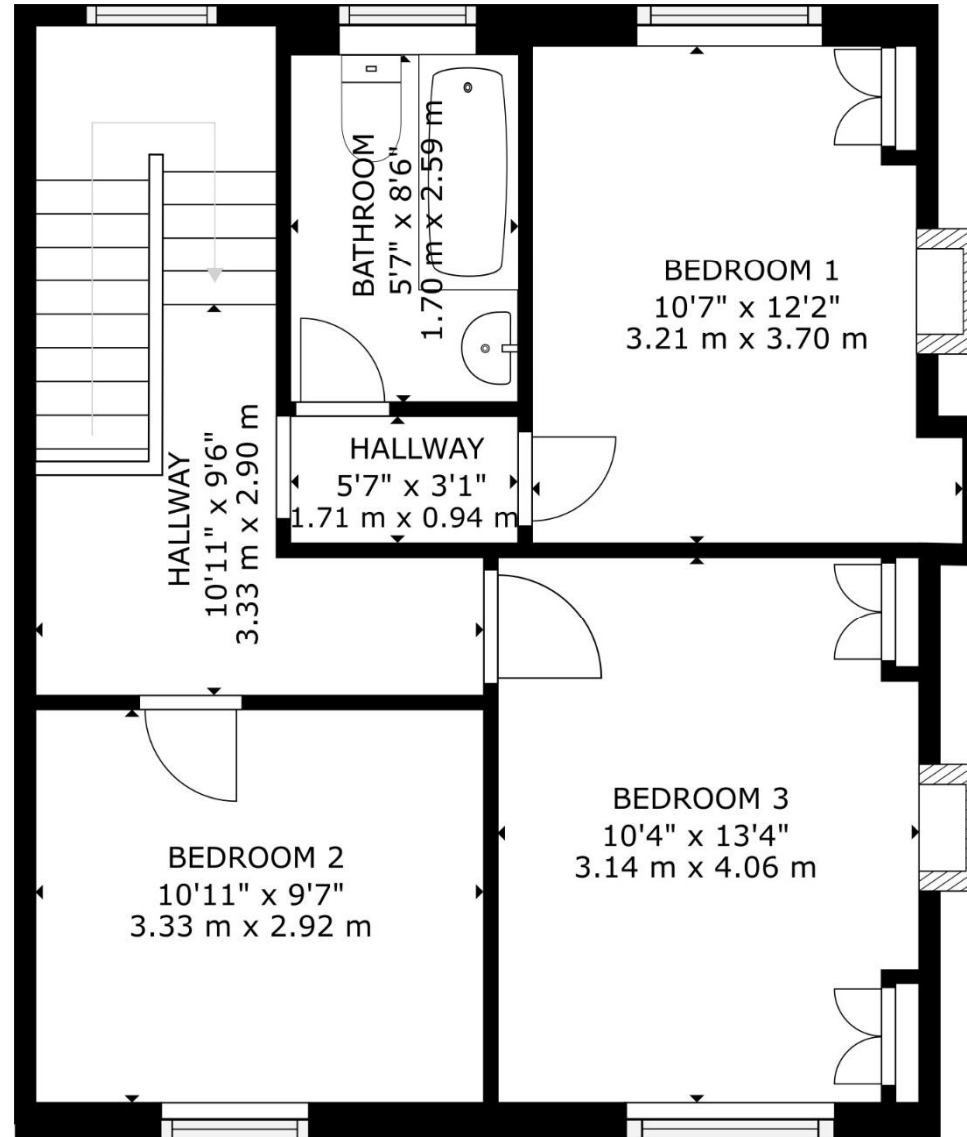




GROSS INTERNAL AREA
 FLOOR 1: 863 sq ft, 80.2 m², FLOOR 2: 677 sq ft, 62.91 m², FLOOR 3: 577 sq ft, 53.58 m²
 EXCLUDED AREAS; PORCH: 251 sq ft, 23.31 m², PATIO: 366 sq ft, 38.8 m²
 TOTAL: 2117 sq ft, 196.69 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 863 sq ft, 80.2 m², FLOOR 2: 677 sq ft, 62.91 m², FLOOR 3: 577 sq ft, 53.58 m²
 EXCLUDED AREAS; PORCH: 251 sq ft, 23.31 m², PATIO: 366 sq ft, 38.8 m²
 TOTAL: 2117 sq ft, 196.69 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 863 sq ft, 80.2 m², FLOOR 2: 677 sq ft, 62.91 m², FLOOR 3: 577 sq ft, 53.58 m²
 EXCLUDED AREAS; PORCH: 251 sq ft, 23.31 m², PATIO: 366 sq ft, 38.8 m²
 TOTAL: 2117 sq ft, 196.69 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GARDEN

Wrought iron gated entrance to front garden set out in lawn. Substantial well maintained elongated rear garden in lawn also with patio and garden shed.

FEATURES

Elegant period five-bedroom residence

Many original features including 9' ceilings and original coving

Gas zoned central heating

Excellent choice of Primary and Post Primary Schools on your door step

Substantial elongated South Westerly facing rear garden

Sought after city location

ASKING PRICE

€525,000

VIEWING

By appointment with sole selling Agents DNG Reid & Coppinger

BER DETAILS

BER	D2
BER No.	116923822
Energy Performance Indicator	282.07 kWh/m.sq./yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.