



**No. 6 St. Andrews Terrace, Newtown, Waterford. X91YW84.**

**For Sale**

**€435,000**

**Size:** c. 230 sqm. /c. 2,475 sq.ft.

**BER EXEMPT**



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Waterford

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## DESCRIPTION

A rare opportunity! No. 6 St. Andrews Terrace is an excellent opportunity for a discerning buyer to purchase an elegant period property in the sought after location of Newtown in Waterford City. While the property is in need of some updating, it would make excellent corporate offices/family home subject to relevant planning permission. The property boasts some excellent original features including loft high ceilings, original coving, staircase and fireplaces. Situated in a terrace of similar period properties rarely does a property of this calibre come to the market in such a prime location. The property is well set back from the line of the road with entrance of a gravelled pathway with wrought iron railing and gate, garden set out in lawn. To the rear there is parking for 6 cars and a large patio/garden area. The accommodation comprises of entrance porch, entrance hallway, 2 large offices, W.C., waiting room/reception, kitchen/diner, store room, first floor landing area to WC, filing room, large office, a second landing area to three spacious offices, and a second floor attic room. The property benefits from Oil fired central heating.

## LOCATION

Within walking distance of schools, shops and sports facilities, No. 6 St. Andrews Terrace is situated in one of the most sought after residential areas of Waterford. The property is situated just a short distance from the Ardkeen Shopping Complex in the eastern suburbs as well as Waterford University Hospital. Newtown, De La Salle and Waterpark secondary schools are also within walking distance as well as St. John of Gods, Newtown and St. Declan's Primary Schools, Waterford city centre and the Peoples park is just a short stroll away.

**ASKING PRICE €435,000**

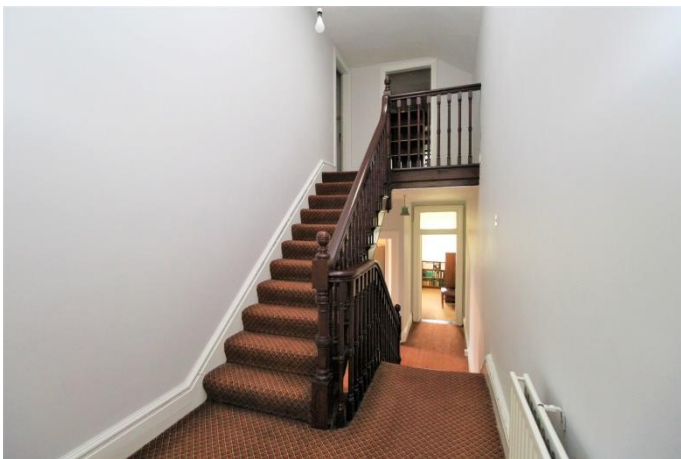
**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051852233**

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## ACCOMMODATION

### Entrance porch

With original tiling

### Entrance hallway 8.59 x 2.10

Carpet flooring. Original coving to ceiling.

### Office 1 5.15 x 4.97

Carpet flooring. Original coving to ceiling. Open fireplace with solid oak surround and tiled insert. Timber shutters to front sash windows.

### Office 2 5.15 x 4.62

Carpet flooring. Original coving to ceiling. Fireplace with tiled insert.

### WC 3.42 x 1.49

WC with WHB, linoleum flooring.

### Waiting Room 5.45 x 4.48

Carpet flooring.

### Store 4.45 x 1.71

Carpet flooring.

### Kitchen 5.53 x 2.33

Linoleum flooring. Fitted Kitchen. Door to rear patio/garden/carpark.

### Stairs to first floor

### Office 3 4.45 x 3.70

Carpet flooring. Original coving to ceiling. Black marble original open fireplace.

### Filing Room 3.22 x 2.14

Linoleum flooring. WHB.

### WC 2.25 x 0.97

Linoleum flooring.

### Office 4 5.18 x 4.61

Carpet flooring. Original timber shutters to sash windows.

### Office 5 5.02 x 4.36

Carpet flooring. Original coving to ceiling. Timber shutters to sash windows. Cast iron fireplace.

### Office 6 3.77 x 2.83

Carpet flooring. Blinds to windows.

### Attic Room 5.47 x 4.56

## GARDEN

Garden in lawn with a gravelled pathway to the front. To the rear there is parking for 6 cars, and a large patio area with mature trees.

## FEATURES

Superb location

Excellent corporate offices or family home

Original features

Oil fired central heating

Parking for 6 cars

## BER EXEMPT



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