



For Sale

**Glenart House: Summerville Avenue: Waterford: X91V9T2.
Asking Price €685,000**





DNG Reid & Coppinger are delighted to bring to the market Glenart House in Summerville Avenue, Waterford City. Glenart House is a split level detached dormer bungalow, located in one of the most sought after areas, this family home was architecturally designed and constructed to the highest of standards in 2001. Upon entering Glenart you immediately feel at home with the bright and spacious hallway with vaulted ceiling and bespoke staircase. The large kitchen dining is finished to a high standard with granite worktops, feature fireplace with woodburning stove and vaulted ceiling. The main living room is full of natural light with double doors to patio area which is surrounded by mature lawns and shrubbery in a secluded setting with an envious South Westerly aspect. The property comprises of entrance hall, living room, garden room, TV room, kitchen dining area, utility room, shower room, office, six bedrooms, main ensuite with walk in wardrobe and a main bathroom. Rarely does a property of this calibre in a superb location come to the market, this property could offer its new owners the opportunity to own a beautiful home in a mature city residential location. Viewing this property comes highly recommended.

The property is in a quiet cul de sac of just eight detached homes. Ideally located in the sought after residential area of Summerville Avenue, Waterford, which is considered one of Waterford's premier residential areas. Within a short walk to St. Anne's Tennis Club, the People's Park, and a choice of excellent schools including St. John of God national school, Newtown national and senior school, Christchurch national school, De La Salle national and senior school along with Waterpark national and senior school. Just a 20 minute walk to Waterford City Centre. Located close to University Hospital Waterford, Ardkeen & Tesco shopping centre. Within walking distance to the beautiful river walk along the River Suir and too many to mention amenities on the doorstep of Glenart House.



ACCOMMODATION

GROUND FLOOR

Hallway 6.04 x 2.68

Tiled flooring. Bespoke staircase. Vaulted ceiling.

Living Room 5.04 x 4.54

Solid wood flooring. Sandstone fireplace with gas fire inset. Double door to garden and patio. Blinds and curtains to window.

TV Room 3.49 x 2.90

Solid wood flooring. Blinds to window.

Shower Room 2.26 x 1.84

Tiled flooring. WC. WHB. Walk in Shower. Walls tiled from floor to ceiling.

Utility Room 3.69 x 2.60

Tiled flooring. Fitted units. Plumbed for washing machine and dryer.

Kitchen/Dining 7.80 x 6.17

Tiled flooring. Fitted kitchen with integrated dishwasher, fridge freezer, granite worktops and centre breakfast counter. Gas fire Aga cooker and electric hob. Fireplace with woodburning stove and oak beam. Vaulted ceiling.

Garden Room 2.65 x 4.39

Tiled flooring, vaulted ceiling. Double doors to garden. Vaulted ceiling.

Bedroom 1 4.72 x 3.49

Solid wood flooring. Blinds and curtains to windows.

Walk in Wardrobe 2.81 x 2.26

Solid wood flooring. Shelved throughout.

En Suite 2.74 x 2.40

Tiled flooring. WC. WHB. Electric Shower. Jacuzzi bath. Walls tiled from floor to ceiling. Recessed lighting.

Bedroom 2 3.21 x 2.64

Solid wood flooring. Fitted wardrobes. Blinds to windows.

Bedroom 3 3.45 x 2.46

Solid wood flooring. Fitted wardrobes. Blinds to windows.

Bedroom 4 4.17 x 2.64

Solid wood flooring. Fitted wardrobes. Blinds to windows.

Bathroom 3.38 x 2.14

Tiled flooring. WC. WHB. Electric shower. Corner bath. Walls tiled from floor to ceiling. Recessed lighting.

FIRST FLOOR

Landing

Bedroom 5 4.37 x 3.57

Solid wood flooring. Fitted wardrobes. Velux window.

Spiral Staircase

Office 4.02 x 3.51

Solid wood flooring. Fitted units.

GARDEN

To the front of the property mature shrubbery, cobble lock driveway with parking for two cars. To the rear of the property the South Westerly garden has mature shrubbery, lawn, decking and a patio.











FEATURES

Spacious six bedroom home extending to c. 246.74 sqm (c. 2,648 sq. ft.)

Modern contemporary styled residence

Three reception rooms with home office

Timber double glazed windows.

Gas fired central heating

Mature gardens with cobble lock driveway with parking for two cars

Prime South Westerly rear garden aspect

ASKING PRICE

€685,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER D1

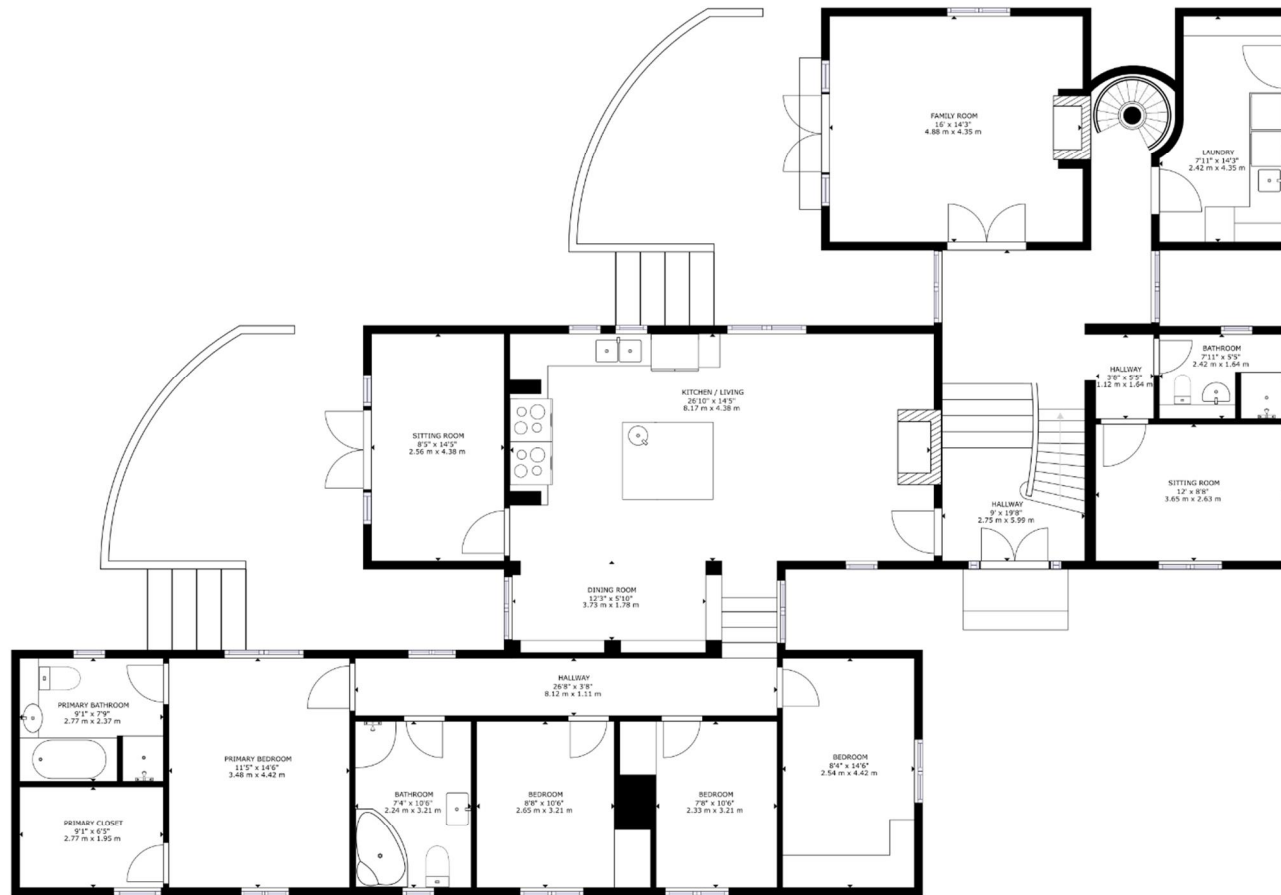
BER No. 117381889

Energy Performance Indicator 232.07 kWh/m.sq/yr





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FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 2212 sq ft, 205.53 m², FLOOR 2: 504 sq ft, 46.83 m²
 TOTAL: 2716 sq ft, 252.36 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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