



## Cedar Lodge, Newtown, Waterford. X91 FH6X.

### For Sale

€595,000

Bedrooms:	5
Reception Rooms:	2
Bathroom's / WC's	4
Size:	c. 260 sq.m. /c. 2,798 sq.ft.



PSRA Licence Number: 641120



DOUGLAS NEWMAN GROUP  
**DNG**

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## DESCRIPTION

Cedar Lodge is a well-appointed five bedroom two storey residence, ideally located in the upper Newtown area of Waterford City, within walking distance of a host of local shops, schools and sports facilities. This distinctive five bedroom property extends to c. 260 Sqm. and features a beautiful Cedar Wood clad exterior with traditional brick chimneys and clay tiled roof. The property sits proudly behind a gated entrance just off the Newtown Road, and enjoys the privacy of a high walled boundary, and is surrounded with mature gardens with river views to the rear. Accommodation comprises of entrance hall, living room, sitting room, dining room, sun room, kitchen with dining area, utility room, main bathroom, two downstairs bedrooms with a further three upstairs bedrooms, two of which have en-suite shower rooms and the other with WC. The property is in good modern condition throughout and is being offered for sale with early vacant possession available.

## LOCATION

Within walking distance of schools, shops and sports facilities, Cedar Lodge is situated in arguable one of the best residential areas of Waterford. The property is situated 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. Declans and Christchurch Junior schools. The property is also a short walk from The Peoples Park and Waterford City Centre.

**ASKING PRICE €595,000**

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



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# ACCOMODATION

## Entrance Hall

Solid antique pine floor.

## Sitting Room 5.16 x 4.49

Pine flooring. Brick fireplace with Stanley Stove. Full height vertical window to front garden.

## Dining Room 3.57 x 4.66

Painted timber flooring. French doors to Sun Room.

## Sun Room 3.21 x 4.16

Laminate wood flooring. Wood panelled ceilings with recess spot lights.

## Kitchen 5.59 x 3.48

Tiled flooring. Kitchen units with marble worktops. Stainless steel range, extractor and splash back. American style fridge freezer. Stainless steel dishwasher.

## Dining Area 2.42 x 3.45

Wooden flooring. Feature glass wall with sliding patio doors to deck area. Recess spot lighting.

## Living Room 4.24 x 4.52

Wooden flooring. Wall mounted gas stove. Feature full height windows overlook rear garden and deck area.

## Bedroom 2 3.30 x 4.80

Carpet flooring. Fitted shelving unit and study desk. Wood blinds to window.

## Bedroom 1 3.98 x 3.35

Carpet flooring. Wooden blinds to window

## First Floor

### Stairs and Landing in Carpet

## Bedroom 3 3.47 x 3.72

Painted wooden flooring. Walk in wardrobes.

### En Suite

Tiled flooring. Walls partially tiled. WC. WHB. Shower

## Bedroom 4 4.71 x 3.28

Carpet flooring. Extensive fitted wardrobes.

### En Suite

Tiled flooring. Walls partially tiled. WC. WHB. Electric Triton Shower. Extensive storage in eaves.

## Master Bedroom 5.17 x 4.52

Painted timber flooring. Extensive fitted wardrobes.

### En Suite

Tiled flooring. WC. WHB. Quadrant Shower

The logo for dng.ie, featuring the text "dng.ie" in white lowercase letters inside a red circle.

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## GARDEN

Extensive gardens to the front and rear with mature landscape features

Tarmacadam driveway

Large elevated rear deck area

## FEATURES

Ideal location within walking distance of all local amenities including schools, shops and sports facilities

Well-appointed property with views over the River Suir

The property extends to c. 260 Sqm.

Two reception rooms

Five bedrooms, two with en-suite shower rooms, and one with WC only

## BER

Rating: D1

BER No.: 109632364

EPI: 247.01 kWh/msq/yr



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