

For Sale

'The Orchard'

Island Lane, Ballinakill, Waterford.



The Orchard is a superior five bedroom Victorian style residence, located over-looking the River Suir at Island Lane in Ballinakill, just off the Dunmore Road in Waterford, c.2 miles from Waterford City. Occupying an elevated c.0.8 acre site with mature trees and gardens, this imposing residence extends to c.4,200 sq.ft. with two separate entrances, the main entrance from Island Lane and second entrance from The Paddocks Ballinakill. The property has been constructed to a very high standard with all internal doors, stairs, woodwork and joinery all in solid mahogany. The property features a large double height central hallway with feature grand staircase and surrounding balcony. Accommodation comprises two large reception rooms, formal dining room, and kitchen with separate dining room, family / summer room, large utility with WC. Upstairs comprises five generous and well proportioned bedrooms and main bathroom. Two of the upstairs bedrooms are with en-suite shower rooms and walk-in wardrobes. A large garage to the left of the main house extends to c.300 sq.ft. and is constructed in the same manner as the house, fully insulated and suitable for conversion. The house is heated by an oil fired central heating system, and also has the benefit of two fitted solid fuel stoves in both reception rooms. The property is in excellent condition throughout and would make an ideal family home. Viewing strictly by prior appointment with sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 107525412

Asking Price €POA

PSRA Registration No. 00215

Accommodation

Entrance Porch

Tiled flooring

2.11 x 1.71

Entrance Hall

Central entrance hall with grand staircase in mahogany, coving to ceiling and recessed spot lighting

6.02 x 5.05

Living Room

Carpet flooring throughout, curtains to windows, feature marble and granite fireplace with mahogany over mantle, fitted solid fuel stove, coving to ceiling

4.53 x 7.21

Sitting Room

Carpet flooring throughout, curtains to bay window, mahogany fireplace with cast iron hearth and fitted solid fuel stove, coving to ceiling, wall lights

7.34 x 4.59

Dining Room

Carpet flooring, curtains to windows, wall lights

4.59 x 4.74

Dining Room 2

Tiled throughout to match kitchen

4.85 x 3.19

Summer Room

Solid oak flooring, vaulted ceiling with wood panelling, wall lights, french doors to rear garden. Ideal for family functions and parties.

7.31 x 4.23

Kitchen

Tiled flooring and kitchen splash back, solid oak handmade fitted kitchen with Rangemaster stove and integrated appliances, spot lights to ceiling.

4.57 x 4.85

Utility Room

Plumbed for washing machine

5.15 x 2.32

Garage

Fully insulated and plastered internally, 2 x mahogany garage doors, easily converted.

5.50 x 4.95

Bedroom 1

Curtains to windows, wooden flooring, walk-in wardrobe

4.58 x 4.95

Ensuite

WC, WHB, shower, tiled walls to ceiling

Hot Press

Guest Bedroom

Wooden flooring, curtains to windows, walk-in wardrobe,

4.86 x 4.56

Ensuite

WC, WHB, shower, tiled walls to ceiling

Bathroom

WC, WHB, bidet, bath with shower mixer, tiled walls to ceiling

3.67 x 1.89

Bedroom 3

Carpet flooring, curtains to windows, walk-in wardrobe.

4.74 x 4.57

Bedroom 4

4.57 x 3.01

Carpet flooring, curtains to windows, fitted wardrobes

Bedroom 5

4.57 x 4.36

Wooden flooring, curtains to bay window, fitted wardrobes

Garden

Beautifully landscaped gardens in lawn
Mature trees and planted shrubbery
Extensive deck and barbeque area
Stone entrance and front perimeter walls
Electric gated entrance

Features

Stunning river views
High specification interior fit-out
Private elevated site of c.0.8 Acres with mature landscaped gardens
Superb location just minutes from Waterford City
Excellent local amenities
Two separate entrances
Two separate garages

Heating:

Oil Fired Central Heating

BER:

Rating

D1

BER No.

107525412

EPI:

230.62 kWh/m2/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015

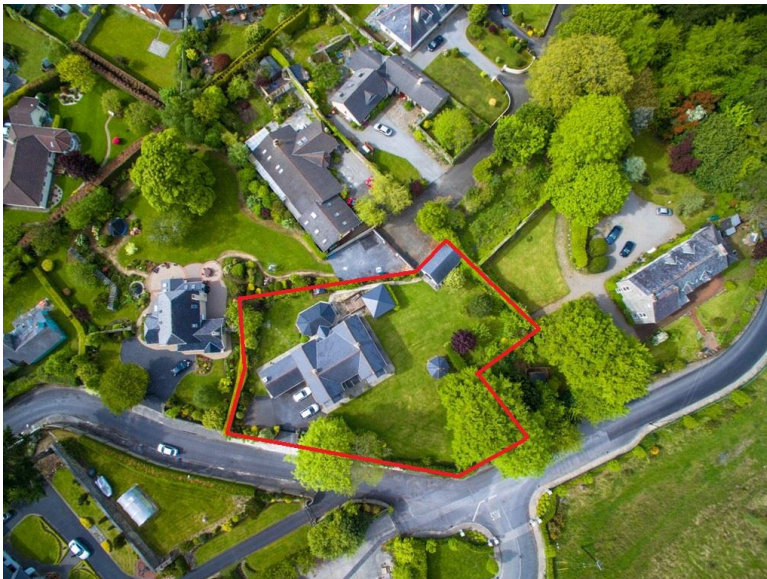














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