



**No. 22 Sylvan Drive, Grantstown Park, Waterford. X91Y438.**

**For Sale**

**€495,000**

**Bedrooms:** 5/6  
**Reception Rooms:** 3  
**Bathroom's / WC's** 4  
**Size:** c. 276 sq.m. /c. 2,971 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

No. 22 Sylvan Drive is a substantial six-bedroom residence with large studio to the side and side entrance, previously used as a Montessori School. This significant property offers the opportunity to use the entire as a large private residence or to use the studio area for a number of alternative uses including home office, maisonette, salon or creche, to name but a few, this property offers many possibilities with a large floor area of c. 2,971 sq. ft. The property has the benefit of off-street parking for three cars to the front and additional parking to the side where the studio entrance is located. In excellent condition throughout, the property has a BER rating of B3 with modern PVC double glazed windows, composite front door and a modern gas fired central heating system. Occupying a large site the property further benefits from a private South-West facing rear garden with mature tree and hedge lined boundary, two paved patio areas, a steel garden shed and a large sheltered patio area to the side with side entrance. Viewing this substantial residence comes highly recommended.

## LOCATION

The property is ideally located within walking distance of University Hospital Waterford, Tesco Ardkeen, Lidl, Aldi, and Ardkeen Stores Shopping Centre. The property is within easy reach of several Montessori pre-schools, as well as Ballygunner Primary School and Gael Scoile. The property also benefits from frequent bus services operating daily to Waterford City Centre and Dunmore East.

**ASKING PRICE €495,000**

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



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## ACCOMMODATION

### Entrance Hall **5.04 x 2.12**

Tiled flooring. Composite front door.

### Sitting Room **3.65 x 4.97**

Carpet flooring. Cast iron fireplace with marble plinth. Solid fuel Stanley stove. Curtains and roller blinds to window.

### Dining Room **3.34 x 3.19**

Carpet flooring. Curtains and roller blinds to window. Open plan layout from Sitting Room.

### Kitchen/Diner **8.16 x 3.46**

Tiled flooring. Split level kitchen/ding area. Oak shaker style fitted kitchen. Belling range with gas hob and electric ovens. Stainless steel splashback and extractor fan unit. Vaulted ceiling with Velux roof lights.

### Pantry **1.53 x 2.48**

Tiled matching kitchen. Shelving throughout.

### Living Room **4.48 x 3.96**

Vaulted ceiling with Velux roof light windows. Sliding patio door to rear garden. Solid fuel Stanley Stove. Fitted recessed shelving and provision for entertainment system.

### Utility Room **3.92 x 1.62**

Tiled flooring. Ground and eye level units.

### WC

Tiled flooring. WC. WHB.

### Study **5.01 x 2.83**

Linoleum flooring.

### Stairs and Landing in carpet.

### Bedroom 1 **3.65 x 3.76**

Carpet flooring. Fitted wardrobes. Roller blinds to window. Double bedroom

### En-Suite **1.57 x 2.12**

Tiled flooring. WC. WHB. Shower. Glass shower enclosure with a Triton electric shower unit.

### Bedroom 2 **2.72 x 1.96**

Laminate wood flooring. Fitted wardrobes. Roller blinds to window. Single bedroom.

### Hot Press

Shelving. Large factory insulated hot water cylinder.

## ACCOMMODATION CONTINUED. /..

### Bedroom 3 3.67 x 3.00

Laminate wood flooring. Fitted wardrobes. Roman blinds to window. Double room

### Shower Room 1.67 x 2.35

Tiled flooring. WC. WHB. Shower. Glass shower enclosure. Walls tiled from floor to ceiling.

### Linen Room 2.08 x 1.72

Shelving throughout.

### Bedroom 4 3.29 x 3.64

Wood flooring. Roman blinds to window. Double bedroom.

### Walk in Wardrobe

Hanging and drawer storage with shelving.

### Bedroom 5 4.66 x 2.91

Laminate wood flooring. Fitted wardrobes. Roman blinds to window. Double bedroom.

### Master Bedroom Suite 4.96 x 3.63

Solid wood flooring.

### Walk in Wardrobe

Fully fitted with shelving and hanging space.

### En Suite

Tiled flooring. WC. WHB. Shower. Hot tub bath. Large shower with glass shower enclosure. Large hot tub bath with jacuzzi in raised bathing area. Mosaic tiled walls.

### Stira attic stairs to attic storage

## GARDEN

Enclosed rear garden with mature tree and hedge lined boundary. Garden in lawn. Extensive paved patio area. Sheltered patio area. Steel garden she with concrete floor. Front garden in lawn with mature hedges and trees. Off street parking to the front for three cars. Ample parking for studio to the side.

## BER

Rating: B3

BER No.: 103660684

EPI: 143.4 kWh/msq/yr

## FEATURES

Substantial six-bedroom residence of c. 2,971 sq. ft.

Large studio area to the side with separate entrance

A number of alternative uses including residential use

In excellent condition throughout with a BER of B3

Ample parking to the front and separate parking for the studio to the side.

Ideally located on the Dunmore Road within walking distance of a host of local amenities



# STUDIO

5.21 X 6.68

With separate side entrance from parking area. Linoleum flooring.

Cloaks/Storage space  
Tiled flooring.

WC. WHB.  
Tiled flooring.



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