



For Sale

Lisnalea: The Vinery: Summerville Avenue: Waterford: X91K2NK.

Asking Price €410,000





Step through the gate of Lisnalea in The Vinery, Summerville Avenue, to meet with a charming 1930's period styled bungalow residence, oozing with charm and character, nestled within colour filled mature gardens. Lisnalea is a secluded hideaway in the heart of Summerville Avenue, being one of the most sought after residential locations in Waterford City. The beautiful leafy private cul de sac of The Vinery is home to just 7 individual private homes, fronted by the Victorian Summerville House. Extending to c. 1,122 sq.ft. Lisnalea has been lovingly maintained and beautifully decorated by its current owners, in a style becoming of a period styled home such as this, which amplifies the appeal of this charming residence.

Accommodations comprises of entrance hallway, sitting room, dining room, kitchen, bathroom, dressing room, two double bedrooms, together with a third bedroom / home office. Upon entering the property, the entrance hall greets you with moody blue tones with contrasting deep wooden flooring. All rooms are accessed off this central hallway, with the living room being the first. This bright and airy reception room has a dual aspect from the window and French doors with garden views from both aspects. The sitting room is decorated with original wood flooring, sophisticated brown wall colours with picture rail border and cream upper walls, Portland stone fireplace and roman blinds to the windows. The dining room with original wood flooring, wall papered wall finish and handmade curtains together with slate fireplace. The kitchen is presented in an earthy green colour with contrasting terracotta floor tiles. Above the kitchen table is an oval shaped feature window, with other kitchen features including an oiled fired Aga cooker.

The current layout allows for two bedrooms and a sizable home office, which would make for a very comfortable double bedroom. All three rooms have garden views, and access to the main bathroom, which is sympathetically decorated in keeping with the stylish interior of the property. Finally, the dressing room which is an elongated light filled room, fitted with a wall of wardrobes and floor to ceiling muslin curtains, with spotlighting to the ceiling.

Lisnalea boasts a host of original features such as feature traditional windows and fireplaces, picture rail detail throughout, and original wooden flooring. Some more recent additions would include a new fireplace, bespoke internal double doors to all rooms and coving detail to ceilings. The property is surround by gardens from all angles and is adorned with roses, mature plants and trees, the boundaries are formed with hedging which gives the garden a shaded, private, and secure feel.

Beyond the property lies a wealth of local amenities within easy walking distance. Included is such as 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. The property is within easy walking distance of the City Centre and is within walking distance of the Ardkeen Shopping Centre and University Hospital Waterford, as well as the Tesco shopping centre. The area is serviced with regular bus routes to and from the city centre and onwards via bus and rail links. SETU (South East Technical University) is within a short driving distance or by connection. Rarely does such a charming property come to the market, and viewing this absolute gem comes highly recommended.



ACCOMMODATION

Hallway **18.8 x 6.6**

Wood flooring. Coving to ceiling

Living Room **10.8 x 12.7**

Original wood flooring. Portland stone fireplace with gas fire inset. French double doors to garden. Picture rail and coving to ceiling. Roman blinds to window and curtains to French doors.

Dining Room **10.3 x 9.10**

Solid wood flooring. Picture rail and coving to ceiling. Curtains to window. Hot press.

Kitchen **12.7 x 12.0**

Tiled flooring. Fitted kitchen with integrated fridge, dishwasher, oven, and hob. Oil fired Aga cooker. Belfast sink. Curtains to windows.

Bathroom **6.10 x 8.9**

Original tiled flooring. Walls tiled to dado. WC. WHB with vanity unit. Bath. Electric shower over bath.

Dressing Room **15.2 x 6.8**

Wood effect linoleum flooring. Wardrobes. Curtains to windows. Plumbed for washing machine

Bedroom 1 **10.8 x 11.11**

Original wood flooring. Picture rail and coving to ceiling. Roman blind to window.

Bedroom 2 **10.7 x 11.11**

Original wood flooring. Picture rail and coving to ceiling. Roman blind to window.

Office/Bedroom 3 **12.7 x 12.0**

Wood flooring. Bank of fitted wardrobes. Fitted desk station and shelving. Curtains to window.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

GARDEN

The property is surround by a mature garden of lawn, hedging, flowers, and shrubbery. Two garden sheds.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.











Approximate total area^m

1121.60 ft²
104.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



FEATURES

Charming period styled bungalow on a secluded site

Ideally located in a leafy private cul de sac

In superb condition, lovingly decorated and maintained

Beautifully presented boasting a host of original features

Surrounded by stunningly colourful mature gardens

Situated within walking distance of a host of local amenities

Gas fired central heating with mains services

ASKING PRICE

€410,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS



BER No. 117555243

Energy Performance Indicator 425.46 kWh/m.sq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.