



# **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.



## **GARDEN**

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



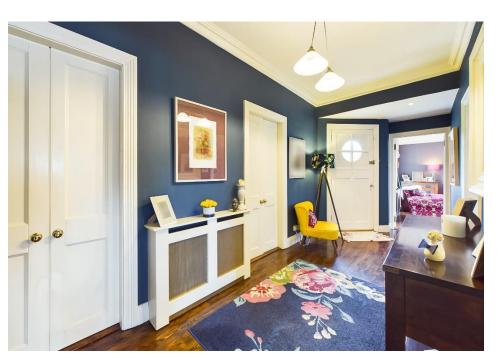


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## **FEATURES**

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



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