



## Lyndhurst : No. 49 John's Hill : Waterford : X91 VC4V.

Elegant Period Residence of c. 240 sq.m on c. 0.296 acres.



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Ideally located in the mature residential area of John's Hill, Waterford City within walking distance of the City centre, the People's Park, and a range of excellent schools on the door step which includes Newtown School, De La Salle primary and secondary schools and St. John of Gods primary school.

Lyndhurst, John's Hill is an attached two bay two storey residence constructed in the early 1900's and still boasts many of its original features including sash windows, some with leaded stained glass panels, high ceilings with original cornices and fireplaces. Standing on c. 0.296 acres offering exceptional privacy.

This bright and spacious family home boasts five bedrooms, off street parking for several cars, a large South Westerly beautifully manicured rear garden with vehicular access, a detached double garage suitable for conversion subject to relevant Planning Permission.

The property comprises of entrance hallway, sitting room, dining room, living room, kitchen, utility room, scullery and W.C. First floor comprises of five bedrooms, main bedroom ensuite, bathroom and W.C.

Rarely does a property of this calibre come to the market offering the new owners a fantastic convenient city centre living experience in a prime location and viewing comes highly recommended.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

**1.91 x 1.14**

Original tiled flooring.

#### Entrance Hallway

**7.64 x 1.25**

Carpet flooring. Original cornicing to ceiling.

#### Sitting Room

**5.15 x 5.30**

Carpet flooring. Box bay window. Marble fireplace with tiled and brass inset. Original cornicing to ceiling.

#### Dining Room

**5.05 x 4.23**

Carpet flooring. Marble fireplace with tiled and brass inset. Original cornicing to ceiling.

#### Living Room

**7.11 x 4.83**

Carpet flooring. Marble fireplace. Sliding doors to rear patio and landscaped gardens

#### Kitchen

**1.85 x 2.66**

Fitted kitchen.

**Utility Room** **2.20 x 1.77**

Linoleum flooring. Fitted unit with WHB.

**Pantry** **3.23 x 1.36**

**WC** **2.81 x 1.65**

Carpet flooring. WC. WHB. Walls partially tiled.

Wooden staircase leading to a spacious landing in carpet.





## FIRST FLOOR

**Master Bedroom** **4.89 x 3.88**

Carpet flooring. Fitted wardrobes. Curtains to windows.

**En Suite** **2.50 x 2.46**

Tiled floors and walls to ceiling. WC. WHB with vanity unit. Walk in electric shower with glass panel.

**WC** **2.60 x 1.35**

Tiled flooring. WC. WHB. Walls partially tiled.

**Bedroom 2** **4.28 x 5.40**

Carpet flooring. Curtains to windows

**Bedroom 3** **3.93 x 5.12**

Carpet flooring. Original marble fireplace with tiled and cast iron insert. Fitted wardrobes. Curtains to windows.

**Bedroom 4** **3.23 x 3.89**

Carpet flooring original fireplace with tiled and cast iron insert. Curtains to windows.

**Bedroom 5** **2.65 x 3.09**

Carpet flooring. Curtains to windows.

**Bathroom** **3.14 x 1.63**

Carpet flooring. WC. WHB. Bath.



## **GARDENS**

**Beautifully manicured gardens to the rear, SW facing**

**2 concrete garden sheds**

**Double garage 4.33 x 11.02**

## **FEATURES**

**Prime location**

**Spacious family home**

**South Westerly facing rear garden**

**Newly fitted oil fired central heating boiler**

**Tarmacadam driveway with off street parking for several cars**

**Development potential subject to relevant Planning Permission**

## **ASKING PRICE**

**€685,000**

## **VIEWING**

**By appointment with selling Agents DNG Reid & Coppinger**

## **BER EXEMPT**





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