



**No. 33 South Parade, Waterford. X91KD53.**

**For Sale**

**€475,000**

**Bedrooms** 4  
**Reception Rooms** 3  
**Bathroom's/WC's** 5  
**Size** c. 200 sq.m. /c.2153 sq.ft.

**BER EXEMPT**

DOUGLAS NEWMAN GOOD  
**DNG**  
**REID & COPPINGER**

PSRA Licence Number: 004069

[dng.ie](http://dng.ie)

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## DESCRIPTION

Beautifully appointed 4-bed, 5-bath semi-detached period residence circa 200 sq m situated in the prime residential neighbourhood of South Parade in Waterford city centre. This substantial Georgian home dates from c. 1830 and offers a superior lifestyle home with original period charm, thoughtfully blended with modern functionality in a much sought-after address. Offering the distinct advantage of off-street parking, the property also benefits from both a front and rear garden which support privacy and quiet, and create a peaceful haven in the heart of the city.

In walk-in condition, this lifestyle home provides well-proportioned accommodation laid out over four floors, which comprise four bedrooms, all en-suite and several living areas. Rooms are generous in size with splendid high ceilings and large windows, while the many living spaces allow for individual space in today's busy world. Within the property, there is a beautiful sense of calm and light, complemented by original features to include panelled front door with fanlight and sidelights, classic Georgian staircase, door and window architraves, window shutters, and stone window sills. The property has been refurbished in recent years and accommodates a contemporary kitchen with floor to ceiling glass to rear garden, PVC double glazed sash windows throughout, and gas fired central heating.

To the rear is a generous garden which enjoys superb privacy and is set in lawn, with patio and parking space, while the front garden with traditional wrought iron railings sets the property back from the established streetline. This property offers the ultimate in high quality city living within a beautiful neighbourhood. Viewings highly recommended. Joint agents Property Partners Phelan Herterich & DNG Reid & Coppinger.

The property is listed on the National Inventory of Architectural Heritage, and noted for architectural interest.

## LOCATION

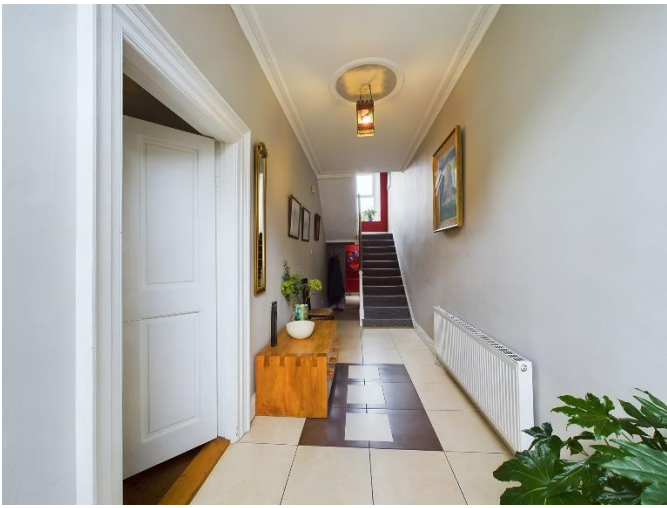
Ideally located just a few minutes' walk from People's Park and Waterford City Centre, amenities nearby include schools – Newtown, St Declan's, Christchurch, St John of God, De la Salle, Ursuline - , choice of supermarkets, superb choice of restaurants, and all the benefits of the city voted 'Best Place to Live in Ireland'. University Hospital Waterford is within a short drive, as is the Outer Ring Road, which seamlessly links with onward transport corridors to Dublin, Cork and other centres of large populations.

**ASKING PRICE €475,000**

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

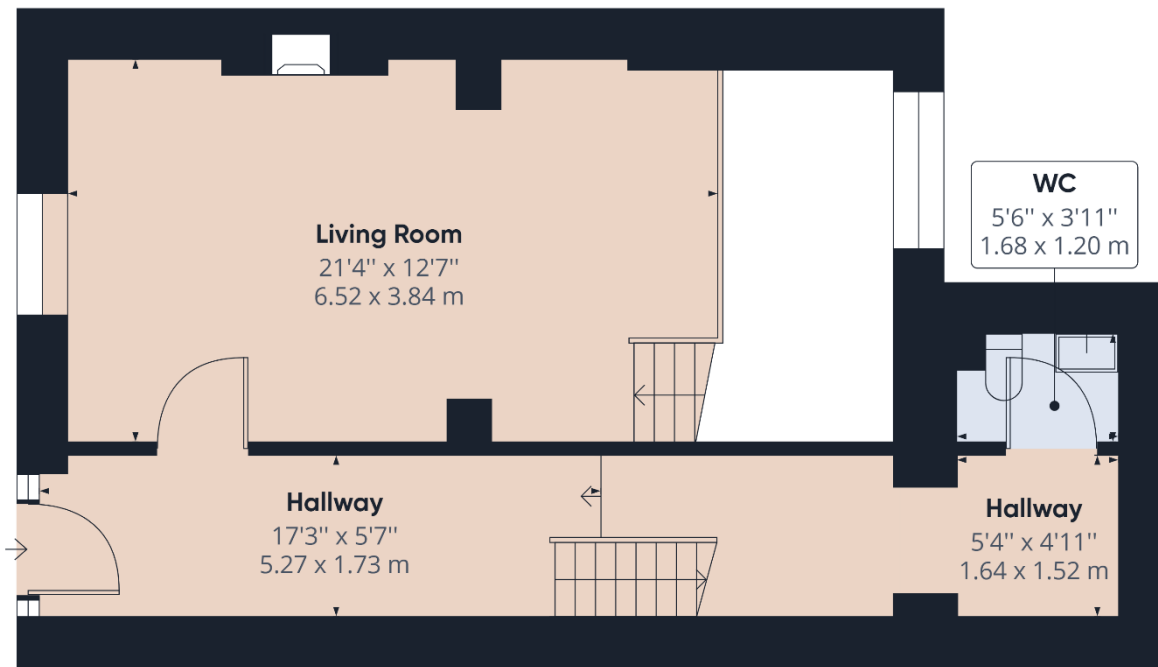


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Ground Floor

**Approximate total area<sup>(1)</sup>**  
475.21 ft<sup>2</sup>  
44.15 m<sup>2</sup>

(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.

GIRAFFE360



Floor -1

**Approximate total area<sup>(1)</sup>**  
747.58 ft<sup>2</sup>  
69.45 m<sup>2</sup>

**Reduced headroom**  
6.87 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

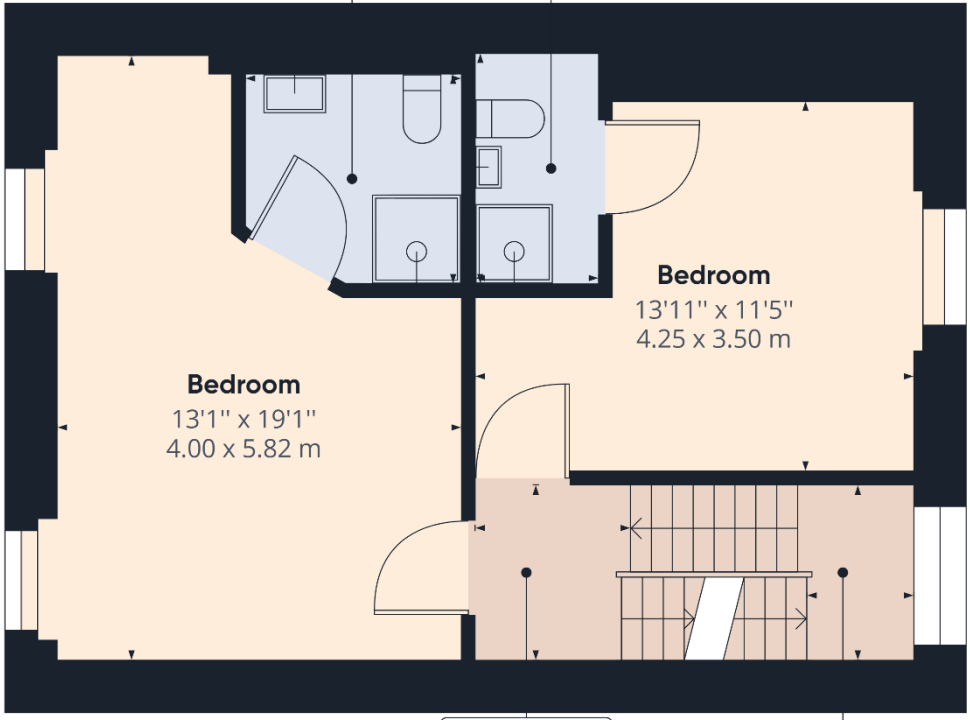
☒ Reduced headroom (below 1.5m/4.92ft)

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**Bathroom**  
6'7" x 6'6"  
2.02 x 2.00 m

**Bathroom**  
3'8" x 7'4"  
1.14 x 2.25 m



**Landing**  
4'7" x 5'7"  
1.41 x 1.71 m

**Landing**  
3'7" x 5'5"  
1.10 x 1.65 m

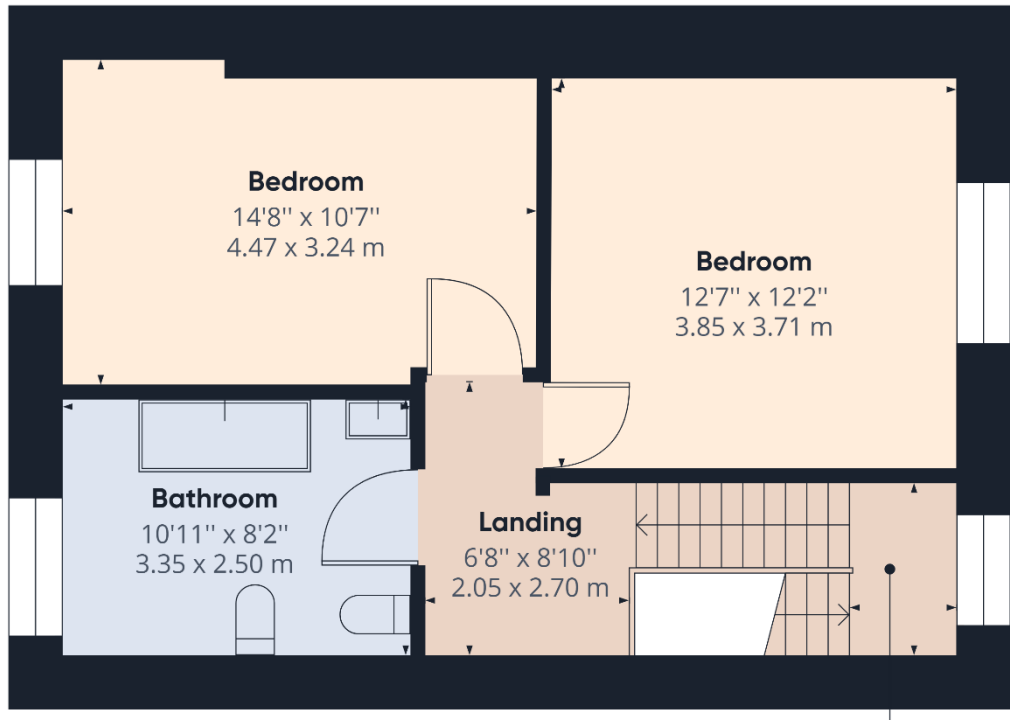
Floor 1

**Approximate total area<sup>(1)</sup>**  
493.98 ft<sup>2</sup>  
45.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Bathroom**  
10'11" x 8'2"  
3.35 x 2.50 m

**Landing**  
6'8" x 8'10"  
2.05 x 2.70 m

**Landing**  
3'9" x 5'5"  
1.15 x 1.67 m

Floor 2

**Approximate total area<sup>(1)</sup>**  
442.93 ft<sup>2</sup>  
41.15 m<sup>2</sup>

(1) Excluding balconies and terraces

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# **ACCOMMODATION**

## **Entrance Hall**

Tiled floor, coving, fan light over door, original style door.

## **WC**

Tiled floor. WC. WHB. Walls tiled from floor to ceiling.

## **Living Room**

Original wide pitch pine flooring. Open fireplace with cast iron surround and marble fireplace. Blinds to window.

## **Kitchen/Diner**

Tiled flooring. Fitted kitchen. Integrated gas hob and oven. Extractor fan. Breakfast bar. French doors to patio. Pitched ceiling Velux windows.

## **Utility Room**

Tiled flooring. Plumbed washing machine. Vented for dryer.

## **WC**

Tiled flooring. WC. WHB. Walls tiled from floor to ceiling.

## **Dining Room**

Laminate wood flooring.

## **Lounge**

Laminate wood flooring.

## **Family Room/Study**

Laminate wood flooring. Double doors to lounge.

## **Master Bedroom**

Carpet flooring. Blinds and shutters to windows.

## **En Suite**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling.

## **Bedroom 2**

Carpet flooring. Blinds and shutters to windows

## **En Suite**

Tiled flooring. WC. WHB. Electric shower. Walls tiled from floor to ceiling

## **Bedroom 3**

Carpet flooring. Blinds to windows

## **Bedroom 4**

Carpet flooring. Blinds to windows.

## **Bathroom**

Tiled flooring. Free standing roll top bath. WC. WHB. Bidet. Walls tiled.

## GARDEN

The front garden is in lawn with mature shrubbery, surrounded by original wrought iron railings and gate. To the rear the garden set out in lawns, patio area and parking for three cars which is accessed from side laneway.



## FEATURES

Parking at rear for up to 3 cars

Excellent location within walking distance of a host of local amenities

Close to the city centre, The People's Park, and a selection of primary and secondary schools

Mature residential area

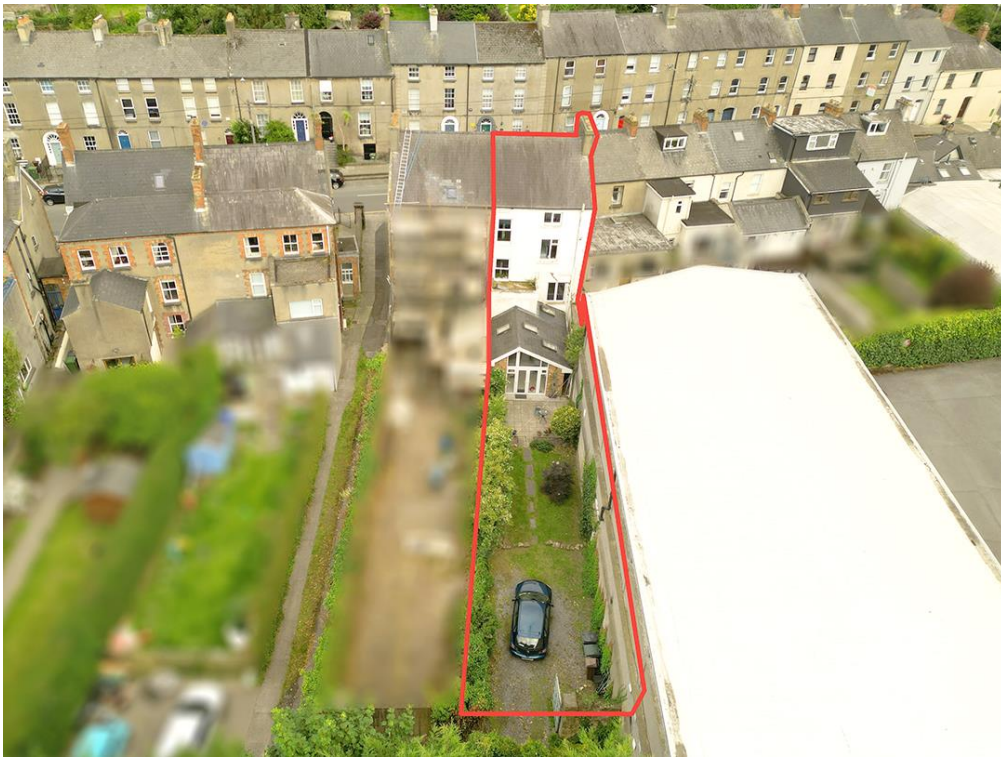
Architect designed interior

PVC double glazed sash windows



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