



51 John's Hill, Waterford City, X91 W0DN, Waterford

Beautifully presented spacious 4 bedroom mid terrace home c. 151.3 sq.m
 The property is located on John's Hill, between its junctions with Percy Terrace to the south and Passage Road (R860) to the north, approximately 2km south of Waterford City. John's Hill is a highly regarded convenient location within walking distance of the city centre, excellent primary and secondary schools, shopping facilities and amenities including the People's Park. The accommodation extends to approximately 151.3 sq.m (1,629 sq.ft) and comprises a two storey 4 bedroom mid terrace town house standing on a site measuring approximately 378 sq.m. The house was built pre 1900's and comprises of an entrance hall, a dual aspect sittingroom with fireplace, a livingroom and a spacious diningroom. Behind the diningroom is a galley kitchen with fitted units and garden views. A separate toilet is located in the back hall. On the first floor, there are 4 spacious bedrooms and a modern shower room. Externally the potential of the property is further enhanced by a private south facing rear garden approximately 55 feet in length. Accommodation Entrance Hall Tiled floor. Sitting Room - 5.70m x 3.64m Fireplace. Dual Aspect. Living Room - 3.63m x 3.73m Fireplace. Dining Room - 4.03m x 3.74m Hot press and storage. Kitchen - 3.00m x 2.40m Fitted wall and floor units. Back door. Back Hall Door to rear garden. Toilet - 2.00m x 1.00m W.c and w.h.b. First Floor - Landing. Bedroom 1 - 4.10m x 2.70m Bedroom 2 - 2.56m x 3.76m Bedroom 3 - 4.80m x 2.85m Bedroom 4 - 3.75m x 3.48m Fitted wardrobe. Walk in cupboard. Shower Room - 2.70m x 1.93m Double shower unit with electric shower, w.c and w.h.b. Tiled walls and floor.

BASE INFORMATION:

Bed : 4
 Bath : 2

BUILDING INFORMATION:

Number of Floors : 2

CONVENIENCE:

General Amenities: TV Connection, Electric Shower, Built in Wardrobe,
Community Amenities: Tennis Court, Leisure Centre, Creche, Badminton Hall,
Energy Savings Amenities: Panelled Radiators, Oil Fired Central Heating, Fireplace,
Exterior Amenities: Patio, Lawn,
Interior Amenities: Curtains, Carpet,

NEIGHBORHOOD:

Super market : 6 minutes by Walk
 School : 8 minutes by Walk
 Park : 10 minutes by Walk
 Cinema : 6 minutes by Walk
 Coffee shop : 6 minutes by Walk
 Bus station : 7 minutes by Car
 Train station : 8 minutes by Car
 Hospital : 4 minutes by Car
 Town center : 10 minutes by Walk