



**FOR SALE BY PRIVATE TREATY**

**St John`s, Passage Road,  
Waterford, X91 Y38R**

**Guide Price €650,000**





## DESCRIPTION

Nestled on an elevated site, circa 0.26 acres, and gracefully positioned, this detached property is enveloped by mature, landscaped gardens and offers a rare blend of privacy, space, and serenity — all within walking distance of top schools and a short drive to University Hospital Waterford and the city centre, making it the perfect lifestyle choice for families and professionals.

The residence is set in a prestigious neighbourhood, immediately adjacent to Summerville Avenue and Newtown Road, and directly opposite the tranquil grounds of Newtown School. It lies within the catchment area of Waterford's most respected schools, including St John of God, St Declan's, Waterpark College, De La Salle, and Christchurch Primary, all easily accessible on foot. The property is also conveniently close to The People's Park, Ardkeen's urban village, and a host of city amenities, blending suburban calm with city convenience.

The home itself exudes charm and character, with original features including high ceilings, decorative coving, period fireplaces, and a beautiful stained-glass front door with matching side panels. Accommodation includes a spacious entrance hall, two welcoming living rooms, a bright kitchen/diner, formal dining room, four generous bedrooms, and a well-appointed main bathroom. A large utility room offers flexibility, ideal for conversion into a games room, home office, or studio space.

The rear garden, enjoying a coveted southerly aspect, is exceptionally private and beautifully maintained — a true highlight of the property. A paved sheltered courtyard offers a peaceful and secluded area for relaxing or entertaining, while the front garden features a limestone patio and twin sets of steps that lead gracefully to the rolling lawn, adding to the home's distinguished street presence.

Additional features include oil-fired central heating, PVC double-glazed windows, a composite rear door, full alarm system, two garden sheds, an adjoining garage, and ample off-street parking via a gravel driveway.

Saint Johns is not just a first class home — it's a lifestyle opportunity in one of Waterford's most cherished residential locations. Early viewing is highly recommended



## **FEATURES**

- Prestigious and highly sought-after location opposite Newtown School
- Within walking distance of top schools: St John of God, St Declan's, Waterpark, De La Salle, Christchurch Primary
- Minutes from University Hospital Waterford, Ardkeen village, The People's Park and Waterford city centre
- Detached single-storey residence on an elevated site, set back from the road
- Magnificent mature gardens with exceptional privacy and a sunny southerly rear aspect
- Spacious layout including two living rooms, kitchen/diner, formal dining room, four bedrooms, and main bathroom
- Large utility room with potential for games room, office or studio
- High ceilings, original fireplaces, decorative coving and beautiful stained-glass feature in entrance door
- Composite PVC rear doors and PVC double-glazed windows
- Private paved courtyard to rear, ideal for entertaining
- Gravel driveway with generous off-street parking
- Adjoining garage and two garden sheds
- Oil-fired central heating and fully alarmed
- Limestone paved area to front with dual steps leading to rolling lawn

## **ACCOMMODATION**

### **Entrance Hall**

Tiled floor

### **Living Room**

Fitted carpet, fitted curtains, open fire, coving

### **Formal Dining Room - To the front**

Fitted carpet, fitted curtains, open fire, coving

### **Lounge - back of the house**

Fitted carpet, fitted curtains, cast iron original feature fire place with granite hearth

### **Family Dining Room**

Terracotta tiled floors, oak fitted kitchen units

### **Kitchen**

Fitted kitchen, terracotta tiled flooring, extractor fan, plumbed for dishwasher, blinds

**Rear Hall** Terracotta flooring

### **Utility**

Fitted units, plumbed for washing machine, stainless steel sink unit

### **Bedroom 1**

Fitted carpets, fitted curtains, WHB

**Bathroom** Fully tiled, bath, overhead Triton t90 shower, WC, WHB

### **Bedroom 2**

Polished timber flooring, fitted curtains

### **Wet Room**

Fully tiled, electric Triton t90 shower, W/C, WHB, Dimplex fan

### **Bedroom 3**

Polished timber floor, fitted curtains, whb, original fireplace

### **Bedroom 4**

Fitted carpets, fitted curtains blinds feature original fire place









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