



**GRIFFIN**  
AUCTIONEERS



Tivoli Terrace, Waterford Road  
Tramore  
Waterford

**€470,000**

PRSA Licence No.  
001644-001882



## Property Description

This stunning and unique terraced home is a beautifully maintained spacious terraced property offering an abundance of character and period charm. Set back from the road, it boasts an enclosed front garden with iron gates and railings, as well as a private south-east facing rear garden. Strategically located on the main thoroughfare entering the vibrant coastal town of Tramore, making it an ideal choice for those seeking a serene coastal retreat.

The interior of the home has been meticulously maintained with the owners taking great care to preserve its original charm while thoughtfully upgrading it for modern-day living and offers versatile accommodation spread across four levels. On the ground floor, you will find an inviting entrance hall, sitting room, lounge and a bathroom. The lower ground floor provides a hallway, a utility room, and an open-plan kitchen/dining area that flows seamlessly into a bright living space. Upstairs on the first floor are three generously sized bedrooms, two of which feature ensuites, while a versatile attic room on the second floor adds even more flexibility to this delightful property. With double-glazed windows and oil-fired central heating, the home effortlessly combines comfort with period elegance.

Extensive upgrades include a refurbished lower ground floor with an enhanced utility room, a transformed open-plan kitchen/dining area with new flooring, an exposed fireplace, and under-stairs storage. The main bathroom boasts a new shower unit, replumbed systems, and a replaced, insulated roof. The master bedroom, including the walk-in wardrobe and en-suite, has been fully reconfigured, while both first-floor en-suites have been completely renovated. Additional improvements include replastered entrance hall walls, new stairs to the lower ground floor, and a fully converted second floor attic room with eaves storage, upgraded insulation, and three rooflights offering stunning views of the beach, backstrand, sand dunes, and Brownstown Head.



## Ground Floor:

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Entrance Hall: 1.83m x 8.21m (6' 0" x 26' 11") The welcoming entrance hall exudes period charm with its striking mosaic-patterned floor tiles. Elegant coving and recessed ceiling lights enhance the sense of space, while a stairway with a plush runner and traditional balustrade leads to the upper floor.

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Lounge: 4.99m x 4.09m (16' 4" x 13' 5") The lounge is well-proportioned with elegant coving that adds depth to the ceiling. The pitch pine solid wood flooring provides warmth and character, with a striking cast iron fireplace serving as the focal point with a timeless appeal. Large double doors with rich wooden paneling lead through to the dining room, enhancing the sense of space and flow between the living areas.

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Dining Room: 4.05m x 4.95m (13' 3" x 16' 3") The elegant dining room features a charming fireplace with an ornate white mantel with elegant coving and pitch pine solid wood flooring. A large window with original wooden shutters frames picturesque views facing onto the rear garden.

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Bathroom: 2.53m x 1.98m (8' 4" x 6' 6") Stylish and well-appointed bathroom is fully tiled with patterned floor tiles and crisp white wall tiles, featuring a classic clawfoot bath enhancing the room's timeless charm, alongside a separate shower unit. A pedestal wash hand basin and WC complement the traditional design while a wall-mounted radiator ensures comfort.

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## Lower Ground Floor:

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Hall: 1.68m x 5.00m (5' 6" x 16' 5") Featuring stylish tiled flooring and recessed lighting, the space is enhanced by elegant wall paneling and leads seamlessly to the main living areas and benefits from ample natural light streaming through the rear door.

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Utility Room: 2.56m x 1.95m (8' 5" x 6' 5") Spacious utility room plumbed for appliances, with wash hand basin and ample shelving for storage. A door provides convenient access to the rear garden, making it a practical and functional space.

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Guest WC: Convenient guest WC.

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Open Plan Kitchen: 6.70m x 2.92m (22' 0" x 9' 7") Beautifully designed open-plan kitchen features a hardwood finish, a central island with a sleek quartz worktop with modern appliances, including an integrated oven, dishwasher, and a downdraft induction hob. Flowing seamlessly into the dining area, it also includes a hot press for added convenience, creating a stylish and functional space.

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Open Plan Dining Area: 4.70m x 3.68m (15' 5" x 12' 1") This bright and spacious open-plan dining area features engineered laminate flooring and large sliding glass doors that provide seamless access to the garden. The space benefits from ample natural light, creating a warm and inviting atmosphere. With its open layout, it offers versatility for various dining and entertaining setups.

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## First Floor:

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Landing: 1.85m x 2.93m (6' 1" x 9' 7") Bright and spacious landing offering access to the property's well-appointed bedrooms.

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Bedroom 1: 3.68m x 4.03m (12' 1" x 13' 3") The master bedroom offers a spacious layout with high ceilings and a large window that fills the room with natural light. The classic herringbone wood flooring adds warmth and character, while a walk-in wardrobe ensures the space remains clutter-free, promoting a sense of tranquility and order.

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En Suite Shower Room: 1.16m x 1.95m (3' 10" x 6' 5") The master bedroom is complemented by a beautifully appointed en suite, fully tiled featuring a walk-in shower unit, wc, wash hand basin and heated towel rail.

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Bedroom 2: 4.08m x 2.84m (13' 5" x 9' 4") Bright and welcoming bedroom, featuring high ceilings and a large window that allows natural light to stream in with warm wood-style flooring that enhances the room's charm.

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En Suite Shower Room: 2.27m x 1.12m (7' 5" x 3' 8") Beautifully appointed en suite fully tiled and features a walk-in shower unit, wc, wash hand basin and heated towel rail.

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Bedroom 3: 2.74m x 3.10m (9' 0" x 10' 2") Features light wood-style flooring with high ceilings and a large window allowing natural light to brighten the space. A built-in storage bench beneath the window provides additional functionality.

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## Second Floor:

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Attic Room: 6.76m x 5.75m (22' 2" x 18' 10") This bright and well-insulated spacious room features eaves storage, three large rooflights offering stunning views of the beach, backstrand, sand dunes, and Brownstown Head, with a modern design perfect for work or relaxation.

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