



20 Sweetbriar Lawn
Tramore
Waterford

€335,000

PRSA Licence No.
001644-001882

Property Description

Beautifully presented and recently refurbished 4 bedroom semi-detached family home located in the mature, highly sought after Sweetbriar estate in the heart of Tramore. This excellent light-filled, spacious property is in excellent condition and is within walking distance of Tramore town centre, Summerhill shopping centre, all schools, and Tramore beach. The garden to the rear is not overlooked and there is a green area to the front. Viewing is highly recommended.

Accommodation includes: Entrance hall, lounge, open plan kitchen/dining room, back hall, bathroom, 4 bedrooms, bathroom and integrated garage.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 2.06m x 5.00m (6' 9" x 16' 5") New PVC composite front door, Laminate timber flooring, storage cupboard beneath stairs.

Lounge: 5.54m x 4.13m (18' 2" x 13' 7") Laminate oak flooring, solid fuel stove, bay window and TV point.

Open plan kitchen/dining room: 4.35m x 7.76m (14' 3" x 25' 6") Newly fitted shaker kitchen with quartz countertops, centrepiece island, Insinkerator, integrated gas hob, extractor fan, Neff hide & slide double oven and TV point.

Back hall: 0.93m x 2.13m (3' 1" x 7' 0") Tiled flooring.

Bathroom: 1.48m x 1.98m (4' 10" x 6' 6") Tiled flooring, shower over bath and wash hand basin.

Integrated garage: 2.57m x 5.05m (8' 5" x 16' 7") Plumbed for appliances.

First Floor:

Landing: Carpet flooring.

Bedroom 1: 3.3m x 2.48m (10' 10" x 8' 2") Carpet flooring.

Bedroom 2: 3.45m x 3.08m (11' 4" x 10' 1") Carpet flooring and built in wardrobe.

Bedroom 3: 4.25m x 3.70m (13' 11" x 12' 2") Carpet flooring and built in wardrobe.

Bedroom 4: 2.74m x 3.69m (9' 0" x 12' 1") Carpet flooring and built in wardrobe.

Bathroom: 1.97m x 2.30m (6' 6" x 7' 7") Mosaic pattern tiled flooring, T90 electric shower, wc and wash hand basin.

Outside and Services:

Features: Off-road parking.

Recently refurbished and upgraded throughout.

New kitchen fitted.

New double glazed windows fitted to the front of the house.

Gardens landscaped.

New stove fitted.

Upvc double glazed windows throughout.

Garden front & rear.

Oil-fired central heating.

Side entrance.

Southeast aspect to the rear.

Bathrooms upgraded with all new sanitary ware.

Directions

X91 XK53

BER Details

BER C3 113183800 213.93 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.



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