



GRIFFIN
AUCTIONEERS



Westbrook
Tramore
Waterford

€345,000

PRSA Licence No.
001644-001882

Property Description

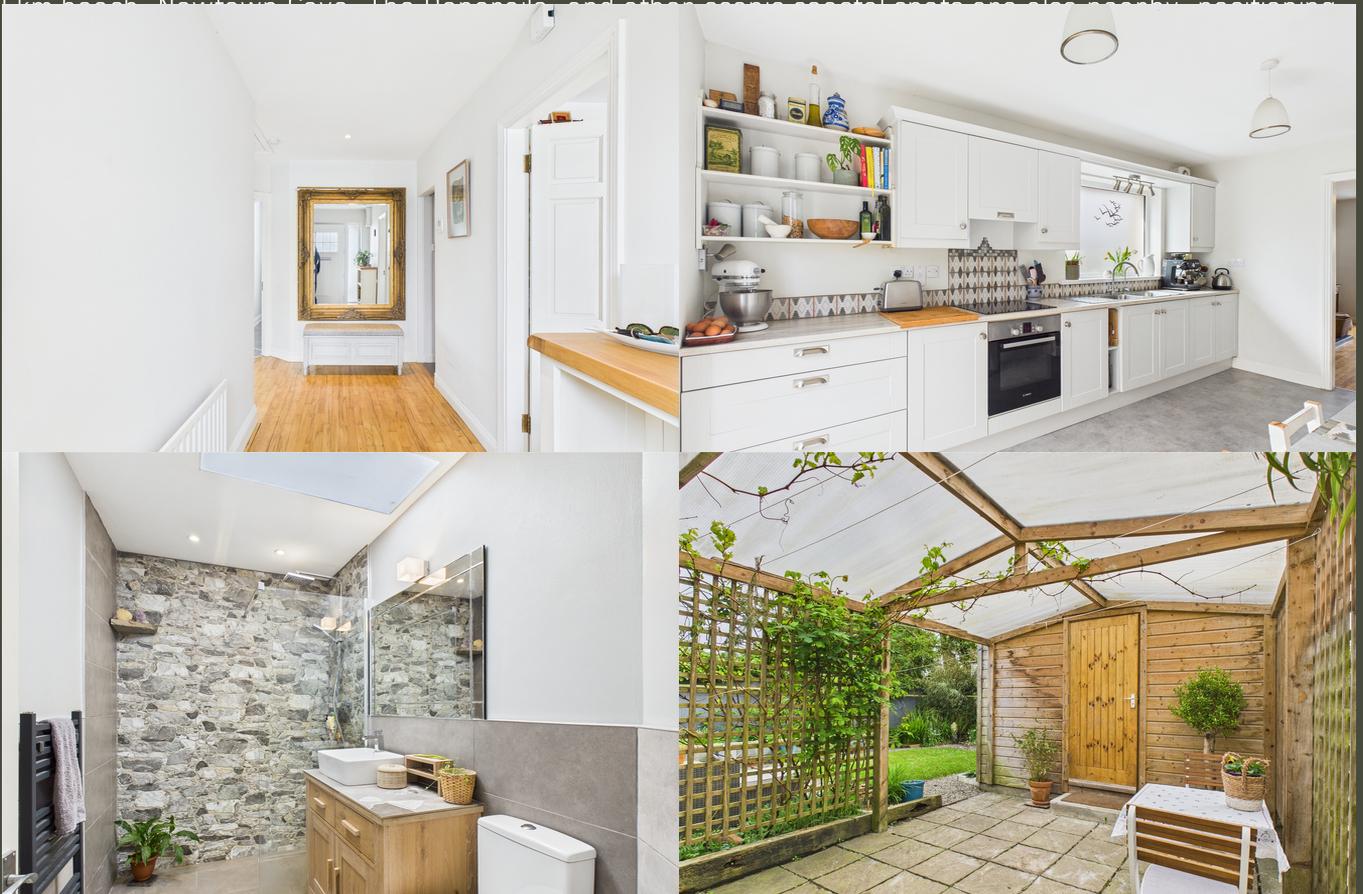
This beautifully upgraded 3-bedroom home is presented in immaculate, move-in-ready condition, offering a rare blend of comfort, design, and sustainability. Inside, the property features a fully remodelled kitchen and bathroom, combining modern convenience with timeless appeal. Every detail has been carefully considered to create a welcoming and efficient living environment.

Outside, the rear garden is a true sanctuary—enclosed, mature, and south-facing for optimal sunlight, while remaining completely private and not overlooked. A generous patio area is ideal for al fresco dining and quiet relaxation, complemented by a thoughtfully designed "outdoor room" complete with built-in seating, a fire pit, water feature, outdoor shower, and timber storage unit. A side entrance adds functionality, while the front garden enhances kerb appeal with its pollinator-friendly, natural aesthetic and provides convenient off-street parking.

The home boasts a strong B1 energy rating, achieved through the installation of an air-to-water heating system, A-rated windows and doors, 40 cm of attic insulation, trickle air vents to ensure clean indoor air, and a new stove insert. With the simple addition of solar panels, the energy rating could be elevated to A3. A Stira stair ladder has also been installed, allowing easy access to excellent attic storage.

Modern connectivity is well supported with high-speed fibre optic internet, making this home ideal for remote work, streaming, and everyday digital needs. Every element of the home has been considered for efficiency, functionality, and style, creating a welcoming environment suited to a range of lifestyles—from first-time buyers to those looking to downsize.

Perfectly located in a mature and highly sought-after development, '15 Westbrook' is within walking distance of essential amenities including schools, shops, bus routes and Tramore Golf Club. Tramore's Elm beach, Newtown Quay, The Reynolds and other scenic coastal features are also nearby, resulting in



Ground Floor:

Entrance Hall: 1.58m x 4.66m (5' 2" x 15' 3") Bright and welcoming entrance hall features elegant solid maple timber flooring, sleek recessed ceiling lighting, a high-performance PVC composite front door, and discreet attic access via a fold-down Stira ladder blending functionality with style

Living Room: This beautifully proportioned living room is filled with natural light from a generous bay window and features elegant timber flooring and a classic feature fireplace. A perfect space for relaxing or entertaining, combining warmth, character, and a bright, airy feel.

Kitchen/Dining Room: 3.08m x 4.62m (10' 1" x 15' 2") A bright and modern kitchen/dining area with sleek fitted units, tiled flooring, and a large frosted window providing excellent natural light. Double patio doors open directly onto a private rear courtyard, creating an easy flow between indoor and outdoor living.

Bedroom 1: 3.90m x 2.97m (12' 10" x 9' 9") This bright and airy bedroom features solid maple timber flooring, a fitted wardrobe, and a stylish vanity unit with wash-hand basin for added convenience.

Bathroom: 2.93m x 1.71m (9' 7" x 5' 7") Beautifully finished with a striking natural stone-effect feature wall, this contemporary shower room includes a walk-in rainfall shower, a sleek wall-mounted mirror, a modern square basin with vanity unit, and elegant large-format floor tiles. Thoughtful touches such as built-in shelving, ambient lighting, and tasteful decor create a spa-like atmosphere.

Home Office/Study/Bedroom 2: 2.99m x 2.97m (9' 10" x 9' 9") Bright and versatile, this home office enjoys excellent natural light from a large window overlooking the garden. Featuring a comfortable workspace, built-in shelving, it offers the perfect environment for remote work, study, or a creative studio.

Bedroom 3: 2.97m x 3.08m (9' 9" x 10' 1") A bright and peaceful double bedroom featuring a large window and neutral décor. This inviting space offers a calm and restful atmosphere with plenty of natural light.

Outside and Services:

Features: Stylishly renovated 3-bedroom bungalow in turn-key condition.

Fully remodelled kitchen and bathroom.

Private south-facing rear garden, mature and not overlooked.

Enclosed patio area ideal for outdoor dining and relaxation.

Stunning "outdoor room" garden with fire pit, water feature and outdoor shower.

Timber cabin offering excellent additional storage.

Convenient gated side entrance.

Off-road parking to the front.

Efficient air-to-water heating system.

PVC double-glazed windows throughout.

PVC composite front door.

A host of amenities nearby including schools, creches, town centre, Tramore Golf Club, the beach and bus routes.

Directions

X91AD89

BER Details

BER B1 109170860

Stamp Duty

Stamp Duty at 1%.

