



Cluain Larach, Knockenduff
Tramore
Co. Waterford

€425,000

PRSA Licence No.
001644-001882

Property Description

This is a rare opportunity to acquire a beautifully presented, A-rated, energy-efficient family home in the highly sought-after Cluain Larach development in Tramore. This exceptional 4-bedroom semi-detached property combines contemporary modern design with high-performance building standards, offering a bright, stylish, and sustainable living environment for the discerning buyer. Presented in impeccable walk-in condition, this home reflects attention to detail and thoughtful planning throughout.

From the moment you enter, the light-filled interiors and sleek finishes set the tone for sophisticated, contemporary family living. The ground floor is thoughtfully designed, featuring a bright and welcoming entrance hall, a stylish living room with a bespoke media wall and recessed electric fire that creates a warm yet elegant ambiance, and a spacious open-plan kitchen/diner ideal for everyday living and entertaining. Additional highlights include a walk-in pantry, a utility room, and a versatile playroom or home office, offering flexibility to suit your lifestyle. Upstairs, the four generously sized bedrooms include a luxurious master bedroom with en suite shower room, along with a beautifully appointed contemporary family bathroom. Every room has been carefully designed to maximise comfort, natural light, and functional space.

Externally, the property is equally impressive, with off-road parking, a private rear garden, and a convenient side entrance. The energy-efficient air-to-water heat pump system, combined with double-glazed windows and superior insulation, ensures minimal running costs and year-round comfort.

Situated in a sought-after development, Cluain Larach is within easy walking distance of schools, shops, and Tramore Town Centre. Nature lovers and beachgoers will appreciate the proximity to Tramore Beach, the Doneraile Walk, and Newtown Cove. Whether you're raising a family, working remotely, or simply seeking a high-quality coastal lifestyle, this home ticks every box – modern, efficient, and ready for you to move in and enjoy.



Ground Floor:

Entrance Hall: 4.93m x 2.06m (16' 2" x 6' 9") Welcome to this inviting entrance hall, boasting a bright and airy ambiance with its neutral color palette and abundant natural light. Featuring sleek light laminate flooring complemented by crisp white walls. Carpeted staircase, with warm wood detailing, leads to the upper floor.

Living Room: 4.50m x 3.34m (14' 9" x 10' 11") This stylish living room presents a perfect blend of contemporary elegance and comfort, with laminate flooring, defined by a striking feature wall which houses a sleek, built-in electric fireplace and a wall-mounted area for a flat-screen TV, creating a central focal point. Flanking the feature wall are built-in shelves and cupboards, offering ample storage and display options. Double doors lead through to the kitchen/diner.

Open Plan Kitchen/Dining Room: 3.71m x 6.14m (12' 2" x 20' 2") This bright and spacious open plan kitchen and dining area offers a seamless blend of style and functionality, featuring modern cabinetry with ample storage, complemented by sleek countertops. Central to the kitchen is a large island, perfect for casual dining and food preparation. The kitchen is equipped with a built-in dishwasher, electric hob and an extractor fan. Large windows flood the space with natural light with door leading to the rear garden.

Pantry: 1.08m x 2.15m (3' 7" x 7' 1") Walk-in pantry with extensive storage space.

Utility Room: 2.01m x 1.60m (6' 7" x 5' 3") With tiled flooring, plumbed for appliances. Access to the rear.

Playroom/Office 3.44m x 2.17m (11' 3" x 7' 1") Featuring laminate flooring. Versatile room which is currently used as a playroom but is perfectly suited as a home office.

Guest WC: 1.40m x 1.59m (4' 7" x 5' 3") Tiled walls, wash hand basin with vanity unit and WC.

First Floor:

Landing: 2.64m x 3.35m (8' 8" x 11' 0") With carpet flooring.

Bedroom 1: 3.72m x 3.23m (12' 2" x 10' 7") The master bedroom features sleek laminate flooring and built in wardrobes with ample storage.

En suite Shower Room: 1.60m x 2.06m (5' 3" x 6' 9") Featuring tiled flooring, spacious shower area with elegant tiling and a sleek glass partition, wash hand basin with vanity unit and WC.

Bedroom 2: 3.74m x 3.97m (12' 3" x 13' 0") Featuring laminate flooring.

Bedroom 3: 2.39m x 3.96m (7' 10" x 13' 0") Featuring laminate flooring.

Bedroom 4: 2.83m x 3.22m (9' 3" x 10' 7") Featuring laminate flooring and built in wardrobes.

Bathroom: 2.02m x 2.21m (6' 8" x 7' 3") Sleek contemporary family bathroom fully tiled with featured recessed shelf, bath, WC and wash hand basin with vanity unit.

Outside and Services:

Features: Stunning contemporary 4 bedroom semi detached residence with a living area of c. 1379 sq. ft.

A-rated energy efficient home.

Highly desirable neighbourhood.

Driveway to front with off road parking and side entrance.

Garden to rear.

Double glazed windows.

Air to water heat pump system.

Within walking distance to Summerhill Shopping Centre, Tramore Town Centre, schools, creches and all amenities.

Directions

X91 YNX2

BER Details

BER A2 113862478

Stamp Duty

Stamp duty @1%

