





## Property Description

This charming and recently renovated 3/4 bedroom semi-detached home offers a unique opportunity to enjoy contemporary living in one of Tramore's most established and sought-after residential areas. Thoughtfully reconfigured at the rear to feature an open-plan kitchen, dining, and living area, the property is presented in excellent condition, blending timeless character with a sleek, modern aesthetic. Every detail has been considered to create a stylish yet functional home, ideal for families, downsizers, or those seeking a peaceful coastal retreat.

The exterior of the home boasts a private driveway to the front providing convenient off-street parking. A large side entrance leads to a delightful rear garden, perfect for relaxing or entertaining.

The property enjoys enviable views of the backstrand and sandhills from the rear garden, a rare bonus that elevates everyday living.

Inside, the layout has been carefully designed to maximise space and comfort. The welcoming entrance porch and hallway lead into a bright, open-plan kitchen, dining, and living area that forms the heart of the home. This reconfigured space has been meticulously refurbished to meet modern tastes. A convenient downstairs bedroom, also ideal as a living room or office, and stylish bathroom add flexibility and ease of access. Upstairs, there are three bedrooms and a WC.

Located just a short stroll from all that Tramore has to offer, residents will enjoy proximity to the vibrant town centre, scenic Tramore Beach, and the exquisite Lafcadio Hearn Japanese Gardens. A wide array of shops, cafes, and services are within easy reach, while excellent schools are just a walk away, making this the perfect choice for families or anyone looking to embrace a high-quality lifestyle in a truly special setting.



Ground Floor:

Entrance Hall: 1.85m x 6.48m (6' 1" x 21' 3") The welcoming entrance hall features laminate flooring and includes a practical storage cupboard beneath the stairs, with a cleverly incorporated utility area plumbed for washing machine.

Bedroom: 3.19m x 5.00m (10' 6" x 16' 5") Convenient downstairs bedroom features laminate flooring with a feature fireplace and TV point.

Open Plan Kitchen/Dining Room/Living Area: 7.22m x 4.88m (23' 8" x 16' 0") This beautifully extended and refurbished open-plan space showcases a newly fitted kitchen complete with a striking centrepiece island, integrated oven, microwave, hob, and extractor fan. A sleek PVC sliding door opens to the rear, revealing stunning views of the Backstrand and Sandhills, seamlessly blending indoor comfort with outdoor beauty.

Bathroom: 3.16m x 1.36m (10' 4" x 4' 6") This modern bathroom is bright and stylishly designed, featuring contemporary tiles, a wall-mounted vanity unit, a bath with an overhead electric shower and WC. Thoughtfully maximized for storage, it includes open shelving and a heated chrome towel rail for added convenience and comfort.

First Floor:

Landing: 0.97m x 0.92m (3' 2" x 3' 0") Carpet flooring.

Bedroom 1: 4.21m x 2.64m (13' 10" x 8' 8") 4.21m x 2.64m (13' 10" x 8' 8") Double bedroom boasting sea views, overlooking the front of the property. Features a built-in wardrobe for convenient storage and is finished with soft carpet flooring

Bedroom 2: 1.79m x 3.77m (5' 10" x 12' 4") Overlooking the rear of the property, offering lovely overland views. Finished with soft carpet flooring.

WC: 0.89m x 1.68m (2' 11" x 5' 6") Tiled flooring, WC and wash hand basin.

Bedroom 3: 2.37m x 2.76m (7' 9" x 9' 1") Overlooking the rear of the property, offering lovely overland views. Finished with soft carpet flooring.

Outside and Services:

Features: Beautifully extended and renovated turn-key semi-detached home.

Located in a highly sought-after mature residential area in Tramore Town Centre.

Lovely sea views from the front and views of the Backstrand and Sandhills from the rear.

Off road parking to front with large side entrance.

Garden to rear.

Oil fired central heating.

Double glazed windows.

Town centre, schools, creches, shopping facilities, bus routes are all within walking distance.

Directions

X91 Y429

BER Details

BER C2 105699136

Stamp Duty

Stamp duty @1%

