



Glenside, Ballycarnane Woods
Tramore
Waterford

€335,000

PRSA Licence No.
001644-001882

Property Description

This stunning 3-bedroom semi-detached home offers contemporary style and turnkey luxury in the highly sought-after Ballycarnane Woods neighbourhood. Perfectly positioned on a quiet cul-de-sac overlooking a green area, this meticulously maintained property blends modern design with a warm, inviting atmosphere that immediately feels like home.

From the moment you arrive, the home's kerb appeal is clear, with a charming exterior framed by a cobble-lock driveway providing ample off-street parking. To the rear, the spacious garden features a well-kept lawn, a gravel area, and a raised decked patio—perfect for outdoor dining, relaxing, or entertaining.

Inside, the bright and airy open-plan layout has been thoughtfully designed for modern living. The composite front door opens into a welcoming hallway with practical understairs storage. The contemporary living room boasts a stylish bay window and flows seamlessly into the spacious open-plan kitchen and dining area—ideal for family life and social gatherings. A downstairs WC with a utility space add convenience.

Upstairs, there are three generously sized bedrooms, including a beautifully finished master with en suite, along with a sleek main bathroom. Additional features include gas-fired central heating and PVC double-glazed windows throughout, ensuring energy efficiency and comfort year-round.

Ideally located within walking distance of Holy Cross School, Summerhill Shopping Centre, and the stunning Tramore beach, the property also benefits from excellent transport links. Proximity to Tramore town centre and the outer ring road allows for an easy commute to Waterford City, making this home the perfect blend of tranquil coastal living and urban convenience.



Ground Floor:

Entrance Hall: 5.71m x 2.96m (18' 9" x 9' 9") Bright and welcoming entrance hall featuring elegant tiled flooring with convenient understairs storage.

Living Room: 5.71m x 2.96m (18' 9" x 9' 9") Bright and stylish living room featuring modern laminate flooring and a striking feature fireplace with tiled hearth. A large bay window floods the room with natural light, and the space flows seamlessly into the open plan kitchen/dining room, making it ideal for relaxed family living and entertaining.

Open Plan Kitchen/Dining Room: 4.34m x 5.57m (14' 3" x 18' 3") The open plan kitchen/dining room is both stylish and functional, featuring continuous laminate flooring that enhances the sense of space. The dining area is framed by a striking wood partition wall, allowing a seamless transition to the living room. A standout feature wall, finished in textured brick with integrated glass panels and shelving, subtly divides the kitchen and dining zones while adding character and display space. The kitchen itself boasts modern, high-gloss units, tiled splashbacks, and ample countertop space. Double doors open directly onto the decking area and rear garden, creating a perfect setting for family life and entertaining.

Guest WC: 1.43m x 1.43m (4' 8" x 4' 8") This cleverly designed guest WC is tucked away behind a discreet sliding door off the hallway, offering both privacy and practicality. The space features tiled flooring and includes a WC and contemporary vanity unit, and is thoughtfully combined with a compact utility area plumbed for appliances.

First Floor:

Landing: 2.55m x 2.87m (8' 4" x 9' 5") The landing is bright and airy and features stylish laminate flooring that offers a clean, contemporary feel with a decorative recessed shelf.

Bedroom 1: 4.65m x 3.31m (15' 3" x 10' 10") The master bedroom is a spacious and light-filled retreat, featuring stylish laminate flooring and a large window that welcomes in natural light. The room is finished in soft, neutral tones and benefits from ample built-in wardrobes, providing excellent storage.

En suite: 1.45m x 2.12m (4' 9" x 6' 11") The en suite is bright and neatly presented, featuring a corner shower unit. It includes a WC and a sleek basin set on a wood-effect vanity unit, complemented by tiled splashback. The monochrome tiled flooring adds a touch of contrast to the fresh, white décor, creating a clean and functional space.

Bedroom 2: 4.86m x 2.86m (15' 11" x 9' 5") Bright and well-proportioned double room featuring stylish laminate flooring and a large window that fills the space with natural light. The room benefits from a built-in wardrobe, offering practical storage.

Bedroom 3: 3.03m x 2.59m (9' 11" x 8' 6") Features stylish laminate flooring.

Bathroom: 2.10m x 2.13m (6' 11" x 7' 0") The main bathroom is bright and modern, featuring a bath with overhead electric shower and a glass screen. White tiled walls with a decorative black-and-white mosaic feature add a stylish touch, complemented by a monochrome tiled floor. The room includes a sleek vanity unit with integrated basin and storage drawers, a matching wall cabinet, and a WC.

Features:

Outside and Services: Exceptional 3-bed semi-detached home presented in turn-key condition.

Sought-after neighbourhood.

Cobblelock driveway with off-road parking.

Side entrance.

Garden to rear with decking area.

Gas fired central heating.

uPVC double glazed windows.

A host of amenities on the doorstep including schools, creches, numerous shops, town centre and bus routes.

Within easy reach of Tramore's stunning beach and promenade.

Directions

X91 W0H6

BER Details

BER C1 118589886

Stamp Duty

Stamp duty @1%

