



Property Description

A delightful 2-bedroom townhouse offering modern comfort in a highly sought-after development, tucked away on a quiet street. Presented in excellent, walk-in condition, this inviting home has been thoughtfully maintained to offer a bright and welcoming living environment.

Externally, the property is equally impressive. A neatly maintained front garden with off-road parking adds to the kerb appeal, while the large, private rear garden is ideal for entertaining—featuring low maintenance stylish paving, perfect for al fresco dining. A garden shed provides useful extra storage. The home also benefits from oil-fired central heating and double-glazed windows throughout, ensuring year-round comfort and energy efficiency.

Ideal for first-time buyers or those looking to downsize without compromise, the home includes a welcoming entrance hall, a stylish living room with open fireplace, and a bright, modern kitchen/diner on the ground floor. Upstairs, you'll find two generous bedrooms and a well-appointed main bathroom.

Located within walking distance of Summerhill Shopping Centre, the town centre, and well-served bus routes, convenience is at your doorstep. Families will appreciate the close proximity to both primary and secondary schools, while outdoor enthusiasts will enjoy easy access to Tramore Beach, the Doneraile Walk, Newtown Cove, and other stunning coastal amenities.

This charming property truly ticks all the boxes for comfort, location, and lifestyle.



Ground Floor:

Entrance Hall: 1.65m x 1.14m (5' 5" x 3' 9") Carpet flooring.

Living Room: 3.07m x 4.44m (10' 1" x 14' 7") Bright and inviting living room features a large front-facing window and wood flooring. The focal point of the room is the stylish fireplace, creating a cosy and inviting atmosphere perfect for relaxation and unwinding.

Open Plan Kitchen/Dining Room: 4.84m x 4.86m (15' 11" x 15' 11") Stylish modern kitchen boasts sleek cabinetry that seamlessly flows into the dining area, creating a spacious and functional open-plan layout ideal for everyday living and entertaining. Cream tiled flooring amplifies the sense of light and space, while the elegant breakfast bar offers extra workspace and a relaxed dining spot. Convenient access to the rear garden.

First Floor:

Landing: 1.56m x 1.14m (5' 1" x 3' 9") Soft carpet flooring.

Bedroom 1: 4.85m x 3.67m (15' 11" x 12' 0") Bright and spacious bedroom features soft carpet flooring, combining style with comfort. Soft neutral tones and a large window enhance the airy atmosphere, creating an inviting space for rest and relaxation.

Bedroom 2: 3.07m x 3.19m (10' 1" x 10' 6") Bright and airy bedroom features soft carpet flooring.

Bathroom: 1.67m x 2.96m (5' 6" x 9' 9") Beautifully tiled throughout offering a comfortable and inviting space, featuring a bath with electric shower overhead, WC and wash hand basin.

Outside and Services:

Features: Charming 2 bedroom townhouse presented in walk-in condition.

Located in sought after Meadowbrook Development.

Bright modern open plan kitchen/diner.

Convenient off-road parking to front.

Beautiful low maintenance garden to rear with garden shed.

Oil fired central heating.

PVC double glazed windows.

Walking distance to Summerhill Shopping Centre and Tramore Town Centre.

Minutes from Tramore Beach, primary and secondary schools.

Bus route nearby.

Ideal starter home or downsize option.

Directions

X91 A4T1

BER Details

BER C2

Stamp Duty

Stamp duty @1%

