



Islandtarsney North, Fenor  
Tramore  
Waterford

€450,000

PRSA Licence No.  
001644-001882



## Property Description

Excellent 4-bedroom detached bungalow nestled on an idyllic and picturesque c. 1-acre site, just 5 km from the seaside town of Tramore, this spacious residence offers a perfect blend of tranquillity and accessibility. Adding to its appeal, the property features a separate one bedroom annex with its own entrance at the rear. This versatile space opens up possibilities for various uses, such as a guest suite, home office, or even an income generating rental property such as AirBnB. Built in 1976 this home is in excellent condition throughout. The well maintained gardens surrounding the property add to its overall allure. Additionally, a detached garage provides convenient storage space and parking. Fenor, a quaint village, is ideally situated within close proximity to the coastline and the coast road to Dungarvan making it an ideal location for those who appreciate natural beauty and coastal living. The property is close to the Copper Coast UNESCO Global Geopark, offering residents the opportunity to explore geological wonders and scenic landscapes. The area is dotted with natural beauty spots, creating a picturesque backdrop for everyday life.



Ground floor

Entrance Hall/Sunroom 4.20m x 1.52m (13' 9" x 5' 0") Tiled flooring.
Lounge 4.56m x 5.58m (15' 0" x 18' 4") Timber flooring, TV point, cast iron stove, PVC sliding door to the garden.
Hallway 1.54m x 2.69m (5' 1" x 8' 10") Tiled flooring, velux sky light.
Hallway 7.51m x 1.80m (24' 8" x 5' 11") Tiled flooring, velux sky light.
Office/Bedroom 1 2.93m x 2.64m (9' 7" x 8' 8") Laminate flooring.
Bedroom 2 5.68m x 2.82m (18' 8" x 9' 3") Laminate flooring, built in wardrobe.
Bedroom 3 3.48m x 2.83m (11' 5" x 9' 3") Laminate flooring.
Shower room/Guest wc 2.87m x 2.02m (9' 5" x 6' 8") Tiled throughout, wc, whb, walk in shower with Triton T90.
Bedroom 4 2.83m x 2.62m (9' 3" x 8' 7") Laminate flooring.
Open plan Kitchen/Dining Room 3.55m x 6.74m (11' 8" x 22' 1") Tiled flooring, fitted kitchen.
Utility 0.90m x 2.64m (2' 11" x 8' 8") Plumbed for washing machine.

Adjoining Annex

Sunroom 5.47m x 3.00m (17' 11" x 9' 10") Tiled flooring, entrance.
Kitchen 4.24m x 2.29m (13' 11" x 7' 6")
Living Area 3.25m x 4.29m (10' 8" x 14' 1") Timber flooring, TV point and stove.
Bedroom 4.34m x 4.02m (14' 3" x 13' 2") Timber flooring and recessed lighting.
Bathroom 3.30m x 2.59m (10' 10" x 8' 6") Tiled throughout, wash hand basin, corner bath, shower and wc.
Detached Garage 8.82m x 4.03m (28' 11" x 13' 3")

Outside and Services

Features Spacious 4 bedroom bungalow with separate 1 bedroom annex on c.1 acre plot.
Oil fired central heating.
PVC double glazed windows.
Private well.
Septic tank.
Detached Garage.
Located just outside Fenor village within easy access to many amenities including primary school, GAA club, playground, pub and shops and only 5k from Tramore.

Directions

X91 KD89
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BER Details

BER C3 107312563 211.44 kWh/m²/yr
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Stamp Duty

Stamp duty @ 1%.
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