



1 Sweetbriar  
Tramore  
Waterford

€850,000

PRSA Licence No.  
001644-001882



## Property Description

"No. 1 Sweetbriar" is a magnificent Victorian townhouse extensively renovated and refurbished combining the grace and embellishments of its era with the everyday modern style of living. The impressive and substantial well-proportioned accommodation of approximately 2824.89 sq. ft. / 262.44 m<sup>2</sup> is laid out across three floors with 10 ft high ceilings and enjoys natural light flooding throughout all floors. Approaching the property you will be captivated by its impressive façade with steps leading to the front door and boasting panoramic views of Tramore.

Located in one of the most highly sought after areas in the South-East, providing unparalleled access to both coastal and city amenities. Situated right in the heart of Tramore town, this property affords the perfect balance between privacy and proximity. Large rear facing garden with ample outdoor storage space. On-site parking with space for up to three cars with additional on-street parking space available. The lower ground floor is self-contained approached by its own hall door offering versatile possibilities for uses as a studio, an independent living space, or an income generating rental property such as AirBnB.



First Floor:

Entrance Hallway: 2.03m x 7.64m (6' 8" x 25' 1") A most striking and inviting entrance hall featuring elegant mosaic tiles. The neutral colour palette sets the tone for the entire property radiating a sense of brightness and warmth from the moment you step inside.
Kitchen/Dining Room: 5.23m x 7.05m (17' 2" x 23' 2") Beautiful open plan kitchen/dining room with a bright contemporary kitchen and a large feature island unit. French doors connect to the back garden with breathtaking views to the front offering panoramic sea views.
Lounge: 4.43m x 3.69m (14' 6" x 12' 1") The bright walls create an inviting ambience, perfectly complemented by the warmth of timber floors that seamlessly extend throughout. Boasting uninterrupted sea views of Tramore strand.
Drawing Room: 4.47m x 3.32m (14' 8" x 10' 11") The timeless elegance of the timber floors adds warmth and character to the open plan space, creating a harmonious blend of modern design and classic charm. This versatile drawing room is not only a welcoming hub for gatherings and entertainment but also offers convenient access to the enchanting rear garden.
Guest WC: 1.80m x 0.97m (5' 11" x 3' 2") Beautifully designed with mosaic tiled floor, wc and wash hand basin offering functionality and style for the comfort of residents and their guests.

Second Floor:

Master Bedroom 1: 5.26m x 5.28m (17' 3" x 17' 4") The master bedroom exudes warmth and elegance with its beautiful timber flooring with stunning sea views offering a picturesque backdrop complete with a walk-in wardrobe for added convenience and style.
En Suite: 3.30m x 1.78m (10' 10" x 5' 10") An extension of the master bedroom boasting a modern and stylish ambience with contemporary tiling and equipped with a shower unit, wash hand basin and wc.
Bedroom 2: 3.55m x 2.26m (11' 8" x 7' 5") Located to the front of the property boasting stunning sea views and timber flooring.
Bedroom 3: 3.03m x 3.35m (9' 11" x 11' 0") Located to the front of the property boasting stunning sea views and timber flooring.
Bedroom 4: 4.44m x 3.58m (14' 7" x 11' 9") Located to the rear of the property with elegant timber flooring.
Bathroom: 1.80m x 3.30m (5' 11" x 10' 10") Stylish and contemporary bathroom with high quality sanitary ware.
WC: 2.08m x 1.10m (6' 10" x 3' 7") Stylish and contemporary WC with high quality sanitary ware.

Ground Floor:

Entrance Hall: 1.95m x 6.93m (6' 5" x 22' 9") Separate entrance hall with own front door featuring elegant mosaic tiles.
Home Office: 4.49m x 2.68m (14' 9" x 8' 10") Efficiency meets elegance in this home office space, boasting timber floors that add a touch of warmth and timeless charm to your work environment.
Bedroom 5: 4.34m x 4.06m (14' 3" x 13' 4") With elegant timber flooring.
En Suite: 1.84m x 2.62m (6' 0" x 8' 7") Stylish and contemporary en suite with high quality sanitary ware.
Studio/Lounge: 5.33m x 4.76m (17' 6" x 15' 7") This versatile space can be utilised as a studio or an additional family area.
Utility Room: Convenient practical space for household tasks.
Bathroom 2.30m x 1.99m (7' 7" x 6' 6") Stylish and contemporary with high quality sanitary ware.

Outside and Services:

Features and Specifications: Superb contemporary kitchen with large feature island unit.
High performance double glazed windows and side door. All windows white inside and out.
High performance Ultra Tech PVC front door.
High quality shaker style painted doors throughout, complete with matching architrave, skirting and chrome ironmongery.
The balustrade and newel posts to the timber stairs are painted and the hardwood handrail is varnished or painted.
Walls and ceilings are painted throughout and finished in emulsion paint.
All joinery is finished with satin paint.
High quality tiles are used in all wet areas and on bathroom floors.
A combination of high quality laminate flooring and floor tiling provided throughout with carpet to hall, stairs and landing.
The bathrooms and en-suites are completed with superior quality sanitary ware throughout (shower doors with screens over baths not included).
A booster pump provides high pressure water to bath and showers.
Wardrobes not included.
The electrical layout has allocations of light and power points located throughout the house.
A high efficiency Oil Boiler serves the heating and hot water requirements. There are two controlled heating zones and one hot water zone.
All fascia, soffit and gutters are black and all downpipes are white PVC.
House is fitted with interlinked smoke and heat detectors in accordance with the latest standards.
The garden offers a wonderful extension of the living space. Generous garden with all lawns seeded and concrete paths included.

Directions

X91 AH02

Stamp Duty

Stamp duty @1%

