



GRIFFIN
AUCTIONEERS



The Strand, Somerville
Tramore
Waterford

€310,000

PRSA Licence No.
001644-001882

Property Description

Welcome to this very well presented and generously proportioned 4-bedroom semi-detached residence, exuding both style and comfort located in this much sought-after development. A charming paved driveway welcomes you, providing convenient off-street parking and setting the stage for the inviting front entrance porch. Each room is thoughtfully designed, emphasising space and functionality. Somerville enjoys an enviable location at the entrance to Tramore, this home is just minutes away from Tramore 5k beach.

Beyond its impressive façade, this home offers not only a residence but a lifestyle enriched by a myriad of attractions including the sandhills and the promenade, perfect for leisurely strolls. Indulge in the vibrant local atmosphere with easy access to the bustling town centre, coffee shops, schools and a variety of sporting facilities.

Extending to c. 1197 sq. ft. this excellent property comprises entrance hall, a lounge, a dining room, a kitchen/dining area, a utility room and a guest WC at ground floor level. The first floor comprises of



Ground Floor:

Front Porch: With sliding door.

Entrance Hall: 5.18m x 1.84m (17' 0" x 6' 0") The inviting entrance hall leads onto the accommodation and is floored with solid oak flooring.

Living room: 5.96m x 3.84m (19' 7" x 12' 7") The living room offers versatility with double doors connecting to the dining room. The room features coving, a gas fireplace focal point and offers a bay window overlooking the front garden. Natural light fills the space, enhancing the welcoming atmosphere.

Dining Room: 3.77m x 2.97m (12' 4" x 9' 9") The dining room is floored with solid oak flooring and features double doors leading to the living room and a PVC sliding door leading to the sun room and the back garden allowing for easy access to the outdoor space.

Kitchen/Diner: 4.17m x 2.68m (13' 8" x 8' 10") Floored with tiles and offers built in units, an integrated oven/hob, dishwasher and fridge freezer. There is a PVC door leading to the rear sun room.

Sun room: 1.76m x 2.56m (5' 9" x 8' 5") Overlooks the rear garden.

Utility: 1.51m x 1.60m (4' 11" x 5' 3") Plumbed for appliances, built in wall and counter units.

Guest WC: WC and wash hand basin.

First Floor:

Landing 3.89m x 1.98m (12' 9" x 6' 6") With carpet flooring, hot-press and convenient access hatch to attic.

Bathroom: 1.84m x 1.88m (6' 0" x 6' 2") With carpet flooring, tiled surround, bath, WC, wash hand basin and Triton T80 shower.

Bedroom 1/Office: 2.03m x 2.89m (6' 8" x 9' 6") With carpet flooring and built in wardrobe.

Bedroom 2: 3.72m x 2.79m (12' 2" x 9' 2") With carpet flooring and built in wardrobe.

Bedroom 3: 4.57m x 2.94m (15' 0" x 9' 8") Master bedroom with carpet flooring and built in wardrobes.

En suite: Fully tiled throughout with WC, wash hand basin and shower unit.

Bedroom 4: 2.77m x 2.46m (9' 1" x 8' 1") with carpet flooring and built in wardrobes.

Outside and Services:

Features: Cobble block driveway to front with off-road parking.

Enclosed garden at the rear.

Side entrance with gates.

Gas-fired central heating.

uPVC double-glazed windows throughout.

A host of amenities are located within walking distance including Tramore Beach and Tramore soccer and GAA clubs.

Easy access to the main Waterford road.

Directions

X91 AK74

BER Details

BER C1, 117143677, 163.73 kWh/m²/yr

Stamp Duty

Stamp duty @ 1%

