





## Property Description

A very bright, spacious 3-bedroom semi-detached home offering modern living in a sought-after area, known for its peaceful environment thanks to its position on a no-through traffic cul-de-sac on a larger corner site. The inviting interior is just the beginning of what this home has to offer. With the convenience of off-road parking and neatly kept gardens both in the front and back, including side access and a charming decking area at the back, perfect for al fresco dining.

Its prime location cannot be overstated, with the Summerhill Shopping Centre, the town centre, and bus routes just a short walk away. It's an ideal spot for families, given the close proximity to both primary and secondary schools. Not to mention, Tramore beach, the Doneraile, Newtown Cove, and numerous other scenic locations are nearby, making it an attractive hub for those who love coastal living.

No. 72 is especially appealing to first-time buyers or those looking to move into a more manageable home without sacrificing quality or location. The ground floor boasts a welcoming entrance hall and



Ground Floor:

Entrance Hall: 4.64m x 1.86m (15' 3" x 6' 1") Welcoming bright entrance hall with laminate timber flooring and storage beneath the stairs.

Living Room: 5.37m x 3.91m (17' 7" x 12' 10") Laminate timber flooring, feature fireplace with cast iron Stanley stove. Book shelf and TV point. Spacious living room with open plan to kitchen/diner.

Open plan kitchen/dining room: 3.92m x 5.87m (12' 10" x 19' 3") Laminate timber flooring. Lovely bright modern cream fitted kitchen with convenient pantry/cupboard. PVC sliding door leading to the decking area and south facing rear garden. Access to the side.

First Floor:

Landing 2.13m x 2.16m (7' 0" x 7' 1") Carpet flooring, hot press, Stira to the attic.

Bedroom 1 4.96m x 3.49m (16' 3" x 11' 5") Carpet flooring, built in wardrobe.

En suite 1.58m x 2.27m (5' 2" x 7' 5") Tiled flooring, wc, wash hand basin and electric shower unit.

Bedroom 2 3.67m x 3.04m (12' 0" x 10' 0") Timber flooring and built in shelves.

Bedroom 3: 3.01m x 2.74m (9' 11" x 9' 0") Timber flooring and built in wardrobe.

Bathroom: 1.68m x 2.29m (5' 6" x 7' 6") Fully tiled, bath with Triton T90 shower, wc and wash hand basin.

Outside/Services:

Features: Excellent 3 bed semi-detached residence on a large corner site.

Highly desirable neighbourhood.

Located on a quiet cul de sac with no through traffic.

uPVC double-glazed windows throughout.

Oil-fired central heating.

Off-road parking.

Garden to front and rear with side entrance, shed and decking to rear.

South facing garden.

Alarmed.

Bus route nearby.

Fantastic location within walking distance to both primary and secondary schools.

Summerhill shopping Centre with numerous shops and the town centre are within walking distance.

Directions

X91 Y2X5

BER Details

BER C2 111979829 187.95 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.

