



GRIFFIN
AUCTIONEERS



Tivoli Cottage, Waterford Road
Tramore
Waterford

€320,000

PRSA Licence No.
001644-001882

Property Description

Tivoli Cottage offers an exceptional opportunity to own a detached 3-bedroom residence in a prime coastal location on the main thoroughfare into Tramore. This beautiful home has been thoughtfully renovated within the past two years and meticulously updated with modern comforts and stylish finishes throughout.

The residence features all-new flooring and doors, the kitchen and utility room have been completely remodeled, boasting contemporary fixtures and fittings. A new heating system, including a boiler and hot water tank, ensures efficient delivery of heating and hot water. Structural updates include new ceilings, along with essential repairs to the roof and chimney. The electrical system has been entirely rewired, and all rooms are illuminated by new, modern lighting fixtures. The bathroom has been luxuriously refitted with a new bath, walk-in shower, and walls clad in enviroclad for a sleek, modern look adding to its turnkey appeal.

Outside, the home is surrounded by beautifully landscaped gardens at both the front and back



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 3.27m x 1.20m (10' 9" x 3' 11") Bright and welcoming atmosphere, the neutral colour palette sets the tone for the entire property, radiating a sense of brightness and warmth from the moment you step inside. Featuring timber flooring.

Living Room/Bedroom 4.38m x 3.43m (14' 4" x 11' 3") Featuring a large bay window ensuring the room is bathed in natural light during the day. A custom unit surrounding the fireplace features a built-in television and a remote-controlled electric heater, enhancing the living space.

Bedroom 2: 4.10m x 3.45m (13' 5" x 11' 4") Bright and airy featuring a large bay window with timber flooring.

Bedroom 3: 3.14m x 2.97m (10' 4" x 9' 9")

Open Plan Living Room/Dining Room: 3.48m x 5.24m (11' 5" x 17' 2") The open plan living/dining area is bright and spacious with timber flooring and effortlessly flows into the kitchen, creating a harmonious and interconnected living space. The presence of a cast iron stove adds a cosy and intimate element.

Kitchen: 2.49m x 2.99m (8' 2" x 9' 10") The kitchen is adorned with high quality contemporary fitted cabinets, offering both functionality and style.

Utility Room: 2.52m x 2.63m (8' 3" x 8' 8") Spacious newly renovated utility room featuring practical and easy to maintain timber flooring with fitted wall and counter units offering ample storage space. Plumbed for appliances

Bathroom: 2.51m x 2.38m (8' 3" x 7' 10") Newly installed contemporary bathroom offers a luxurious retreat featuring sleek tiling and walls clad with enviroclad, ensuring both durability and ease of maintenance. Featuring a spacious walk-in shower, separate bath, wc and wash hand basin.

Outside and Services:

Features: Stunning 3 bedroom detached bungalow fully renovated throughout.

New kitchen and new bathroom installed.

All new floors and doors replaced.

New heating boiler and hot water tank installed.

PVC double glazed windows.

Fully rewired with all new lights throughout.

New blinds fitted throughout.

Front and back gardens landscaped with new patio area, new fencing, wildflower area and grass area with beautiful sea views over Tramore bay from the back garden.

Parking available on Branch Road or by the GAA club.

A host of amenities on your doorstep including Tramore's beautiful 5 km beach, the promenade, the town centre, Tramore Racecourse, the wonderful Japanese Gardens, GAA club, schools, shops and bus route.

Directions

X91 EC64

Stamp Duty

Stamp duty @1%



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