



Newtown Glen, Newtown
Tramore
Waterford

€525,000

PRSA Licence No.
001644-001882

Property Description

Impressive 4-Bedroom Detached Home in Sought-After Coastal Location. Situated in one of Tramore's most sought-after coastal locations and within walking distance of all the fantastic local amenities, this B3-rated 4-bedroom detached family home overlooks a large green area. It has been extended and refurbished to a high standard and offers spacious living with a stylish, high-quality finish throughout. The accommodation, approximately 2,054 sq.ft., includes an entrance hall, a living room, an open-plan kitchen/dining area, a sunroom, a utility room, and a toilet on the ground floor. The first floor features three generously sized bedrooms, including a main bedroom with an en suite, and a modern family bathroom. The attic floor offers a versatile games room and a contemporary shower room. The exterior boasts a well-maintained rear garden with a stylish decking area, perfect for outdoor entertaining, and a front garden with a neatly kept lawn and ample parking on the paved driveway. This property benefits from natural gas central heating, ensuring comfort and efficiency throughout the year.



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: 6.15m x 2.07m (20' 2" x 6' 9")

Welcome to a charming and well-appointed hallway that sets the tone for the rest of the home. The hallway features elegant wood flooring, which adds warmth and sophistication to the space. A beautifully carpeted staircase with a classic wooden banister leads to the upper floor, enhancing the home's timeless appeal. The neutral wall color provides a serene backdrop, complementing the traditional design elements. Practical features, such as the built-in radiator cover, offer a seamless blend of style and functionality. Recessed lighting ensures the hallway is bright and welcoming, making it a perfect introduction to this elegant home.

Lounge room: 5.43m x 3.94m (17' 10" x 12' 11")

The inviting lounge exudes warmth and comfort, featuring a harmonious blend of traditional and contemporary elements. This space is anchored by elegant wood flooring that adds richness and character. A central feature of the lounge is the classic fireplace with a cozy wood-burning stove, creating a perfect focal point for relaxing evenings. Built-in shelving and cabinetry offer both functionality and style, providing ample storage and display options. The room is furnished with plush leather sofas and armchairs, ensuring a comfortable and stylish seating arrangement. Large windows flood the room with natural light and offer delightful views of the garden, enhancing the bright and airy atmosphere. Thoughtful touches, such as the elegant light fixture and tastefully selected décor, add to the room's welcoming ambiance. This lounge is an ideal space for both intimate family gatherings and entertaining guests.

Open plan Kitchen/Dining room: 4.95m x 3.23m (16' 3" x 10' 7") & 4.22m x 3.91m

This beautifully designed kitchen boasts a modern and spacious layout with high-end features, ensuring both functionality and style. Custom wood cabinetry in a rich, warm finish provides ample storage space, seamlessly integrating with built-in stainless steel appliances, including a sleek oven and microwave. The gas cooktop, complemented by a contemporary stainless steel hood, is perfect for any culinary enthusiast. Extensive countertops in a light, neutral tone offer plenty of workspace for meal preparation and entertaining. Large windows flood the kitchen with natural light and provide a pleasant view of the greenery outside, enhancing the bright and airy ambiance. The modern sink, positioned under one of the windows, features a sleek faucet, while recessed lighting ensures a well-lit space. Elegant, polished tile flooring adds a touch of sophistication and is easy to maintain, making this kitchen as practical as it is stylish.

Sunroom: 3.34m x 2.65m (10' 11" x 8' 8") Enjoy a sunlit retreat in this inviting conservatory featuring large windows and a high, translucent roof. It offers direct access to a private deck, ideal for outdoor entertaining and relaxation. This charming space brings natural light and a serene garden view into your home.

4th Bedroom/Study: 5.54m x 2.70m (18' 2" x 8' 10") This flexible room is ideal as a bedroom or a study. It features a large front-facing window that brings in plenty of natural light, creating a bright and inviting atmosphere. The space is equipped with modern amenities including a wall-mounted TV, while elegant wooden furniture and light flooring add a touch of sophistication. Perfect for relaxation or productivity, this room adapts easily to your needs.

Utility: 3.47m x 2.68m (11' 5" x 8' 10") & 1.64m x 2.11m This spacious utility room combines modern convenience with practical design. It features integrated appliances including a washing machine, dryer, and microwave, alongside generous cabinetry and countertop space for effortless organisation and workflow. The room benefits from a bright garden view and easy access to the outdoors, making laundry tasks more enjoyable. Perfect for managing household chores with style and efficiency.

Guest WC: 1.76m x .078m (5' 9" x 0' 3") This stylish guest WC features modern tiled walls, a sleek white basin, and a toilet. The room is enhanced by a window with dark wooden blinds, providing both privacy and a touch of elegance. Ideal for guests, this well-appointed space combines functionality with contemporary design.

First Floor:

Landing: 4.75m x 0.92m (15' 7" x 3' 0") This first floor landing is bright and welcoming, featuring large windows that allow ample natural light to fill the space. The area is tastefully finished with neutral tones, elegant wooden bannisters, and practical carpeting. It's a perfect transition area connecting the upper floor rooms with a touch of charm and warmth.

Master Bedroom 1: 4.58m x 3.26m (15' 0" x 10' 8") This spacious master bedroom offers a serene retreat with ample natural light and elegant décor. It features built-in wardrobes, a comfortable carpeted floor, and a soft color palette. A stylish light fixture and classic wooden furniture add a touch of sophistication, creating a restful and inviting atmosphere.

En suite 1.78m x 2.29m (5' 10" x 7' 6") This modern master en suite boasts a sleek shower enclosure, contemporary tiling, and a chic pedestal basin. The room is naturally bright and well-ventilated, featuring a window with wooden blinds that offer both privacy and a sophisticated touch. Ideal for a refreshing start or end to your day.

Bedroom 2: 3.80m x 3.25m (12' 6" x 10' 8") This inviting bedroom features a comfortable double bed with a wooden frame, large windows providing ample natural light, and a soothing neutral color scheme. The room is enhanced by elegant window treatments and a stylish light fixture, creating a peaceful and relaxing atmosphere perfect for rest and rejuvenation.

Bedroom 3: 2.49m x 2.82m (8' 2" x 9' 3") This spacious double bedroom offers a peaceful retreat with its large window that allows natural light to flood in. It features a comfortable double bed, additional single bed, and wooden furnishings. Soft, neutral tones create a calm atmosphere, while cozy bedding and tasteful decor make it ideal for relaxation and rest.