



Property Description

Charming 4-bedroom semi-detached property with an adjoining garage offers an ideal family home. Superbly positioned on a mature, leafy and quiet cul-de-sac with no through traffic, it provides a peaceful and private setting. No. 31 boasts lovely mature gardens both at the front and back, with convenient off-street parking to the front. The south facing private back garden is a true highlight, providing ample sunlight throughout the day and boasts a lovely patio area ideal for relaxing or entertaining guests. The property features oil fired central heating and both double and single glazed windows.

Located in the exclusive Newtown area of Tramore with Cove Stores, the Pier Café, the Ritz bar, Tramore Golf Club and the Coastguard Cultural Centre and Café are all a short stroll away, while the pier, the beach, the Doneraile Walk, Newtown Cove and the renowned Guillamene swimming arenas are all close by.



Ground Floor:

Entrance Hall: 1.83m x 4.56m (6' 0" x 15' 0") Bright welcoming hallway with neutral décor and carpet flooring.
Living Room: 4.31m x 4.58m (14' 2" x 15' 0") Featuring a large window that overlooks the front garden, allowing natural light to flood the room. The room features carpet flooring and an open fireplace.
Dining Room: 3.11m x 3.48m (10' 2" x 11' 5") Features laminate timber flooring and overlooks the rear garden.
Kitchen: 3.96m x 3.51m (13' 0" x 11' 6") Tiled flooring, fitted kitchen with integrated double oven and hob.
Utility: 1.20m x 1.01m (3' 11" x 3' 4") Tiled flooring, plumbed for appliances. PVC door leading to the rear.
Shower Room/Guest wc: 1.58m x 1.62m (5' 2" x 5' 4") Fully tiled with Triton T80 shower, wc and wash hand basin.
Bedroom/Office: 2.55m x 4.56m (8' 4" x 15' 0") With carpet flooring, versatile room suitable for an additional bedroom, office or playroom.
Garage:

First Floor:

Landing: 3.38m x 1.03m (11' 1" x 3' 5") With carpet flooring.
Bedroom 1: 2.56m x 3.51m (8' 5" x 11' 6") With carpet flooring and built in wardrobes.
Bathroom: 2.56m x 1.54m (8' 5" x 5' 1") Fully tiled, bath, wc and wash hand basin.
Bedroom 2: 2.36m x 4.12m (7' 9" x 13' 6") With laminate flooring.
Bedroom 3: 2.74m x 5.24m (9' 0" x 17' 2") With carpet flooring.

Outside and Services:

Features: Well maintained 4 bed-semi detached home.
Adjoining garage.
Located in a mature, highly desirable neighbourhood.
Garden to front with off road parking and side entrance.
South facing private garden to rear with patio.
Boiler shed.
Double and single glazed windows.
Oil fired central heating.
A host of amenities on the doorstep including Cove Stores, the Pier Café, the Ritz bar, Tramore Golf Club and the Coastguard Cultural Centre and Café.
Located close to schools, shops, bus route, the town centre and the beach.

Directions

X91 F6W4

BER Details

BER C2 104802509

Stamp Duty

Stamp duty @1%

