



FOR SALE BY PRIVATE TREATY

**40 Newtown Glen,
Tramore,
Co. Waterford.
X91 X2E4**

Guide Price €495,000





DESCRIPTION

This 4 bedroom detached home, enjoys a fantastic location in Newtown Glen, one of Tramore`s most sought after residential areas. Situated minutes from the town centre though enjoying a countryside setting with immediate access to Newtown Woods, the Guillamene and Newtown Cove. Tramore is now a supremely popular coastal location offering an unrivalled lifestyle choice and all amenities are within a 5 minute radius from the property.

The house is bright and airy with spacious accommodation including 2 large livingrooms. The spacious accommodation spanning over 1,481 sq ft comprising of: entrance hall, sitting room, living room, kitchen/diner, utility room and guest w.c. The first floor contains four bedrooms (main en-suite), & main bathroom. The front of the house benefits from a large cobble lock driveway with plenty of parking. This leads to a gated side entrance with vehicular access to the rear of the property with large west facing gardens , lawns and shrubs and a patio area.





ACCOMMODATION

Entrance hallway 1.97m (6'6") x 3.37m (11'1")
Solid wood flooring.

Sitting Room 3.58m (11'9") x 4.96m (16'3")
Coving, solid wood flooring and feature fireplace.

Kitchen / Diner 7.68m (25'2") x 3.29m (10'10")
Large kitchen / diner with fitted units, integrated fridge freezer, integrated oven, ceramic tiles and granite work top. French doors give access to the garden and patio area.

Utility Room 1.86m (6'1") x 2.24m (7'4")
Area is fully plumbed with ceramic tiling and a back door leading to the side of the property.

W.C 1.87m (6'2") x 0.82m (2'8")
w.c, w.h.b and ceramic tiling.

Living Room 2.83m (9'3") x 4.06m (13'4")
Coving, carpeted flooring and feature fireplace.

Landing 3.96m (13'0") x 1.5m (4'11") Hot press with immersion, timber flooring and store to the attic.

Master bedroom 3.55m (11'8") x 3.71m (12'2")
Timber flooring, sea view.

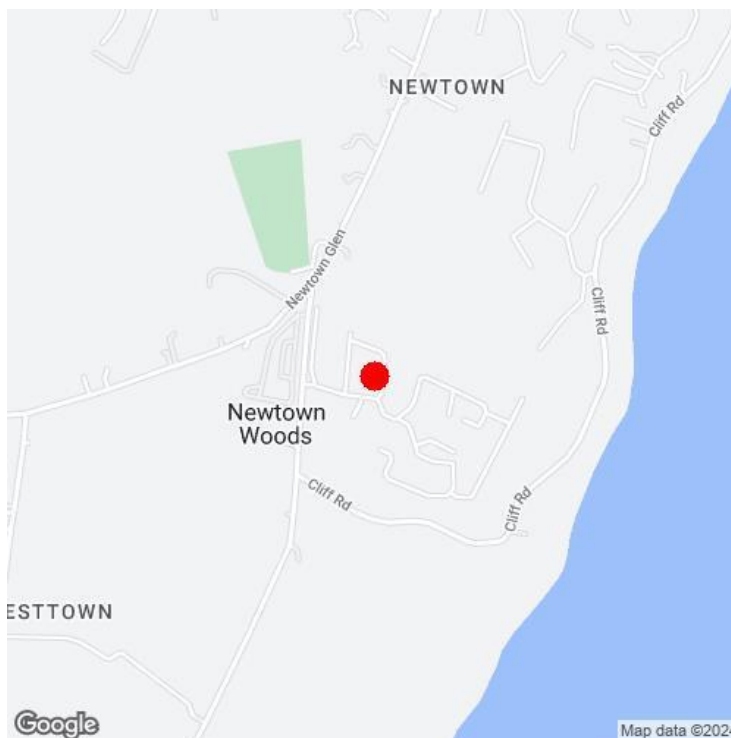
En-suite 1.75m (5'9") x 1.63m (5'4")
w.c, w.h.b, Triton electric shower, wall to floor tiling.

Bedroom 2 2.99m (9'10") x 4.49m (14'9") Timber flooring.

Bedroom 3 4.06m (13'4") x 2.73m (8'11")
Timber flooring.

Bedroom 4 3.52m (11'7") x 2.74m (9'0")
Timber flooring.

Bathroom 1.80 (5'11) x 2.73 (8'11")
w.c, w.h.b, bath, shower and ceramic tiling.



SERVICES

Gas fired central heating, mains water & sewerage. Built in 2004

Contact Negotiator:

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FEATURES

Large detached home

Sought after location

Minutes walk from Newtown cove

West facing rear garden with mature shrubs

Cobble lock patio and driveway with ample parking

Double side gates with access to the rear

**PROPERTY
PARTNERS**

These particulars are issued by Property Partners Barry Herterich on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing detailed particulars but we will not be held responsible for any inaccuracies in the particulars or terms of the property referred to: or should the property be sold, let or withdrawn. Clients are requested to make an appointment through our offices before viewing. All offers will be submitted to the Vendors for consideration.

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