



## Property Description

Introducing 'Seanrod' – a new and exclusive development by the Bolster Group, offering four luxurious A-rated 4-bedroom detached residences. The available homes, numbers 4, 5, 6, and 7, are highlighted on the attached site map. Nestled close to the sea in the vibrant coastal town of Tramore, these homes provide a rare opportunity to experience high-quality contemporary living in a serene and mature residential area. Perfectly situated for those who value tranquility and the convenience of coastal living, Seanrod showcases the Bolster Group's commitment to excellence, as demonstrated in their numerous esteemed developments in Tramore and Waterford city over the past decade.

Located within walking distance of Tramore Beach, the bustling Promenade tourist arena, and the lively town centre, 'Seanrod' is ideally situated to enjoy all that this thriving seaside town has to offer. With Waterford city just a 10-minute drive away, residents can enjoy the best of both worlds – coastal charm and city accessibility.



## SPECIFICATIONS:

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Energy efficient A Rated Homes All houses are built to the latest 2019 Part L Building regulations NZEB.

High efficiency air to water heat pump serves the heating and hot water requirements.

Low temperature radiators to all floors is standard in all houses.

Underfloor heating on ground floor.

Two controlled heating zones and one hot water zone.

Constant Airflow Ventilation System reducing energy needs.

High performance double glazed PVC windows and side door.

High performance Ultra Tech PVC front door.

High quality tiles are used in all wet areas and on bathroom floors.

A combination of high quality laminate flooring and floor tiling provided throughout.

Carpet to hall, stairs and landing.

Bathrooms and en-suites will be completed with superior quality sanitary ware throughout.

The balustrade and newel posts to the timber stairs are painted.

The hardwood handrail is varnished or painted.

Walls and ceilings are painted throughout and finished in emulsion paint.

All joinery is finished with satin paint.

A booster pump provides high pressure water to bath and showers.

Stylish and elegant kitchens with modern design detail throughout.

Each house is wired to suit multiple TV/Broadband providers.

Houses are covered by a 10 year structural guarantee.

Due for completion 1st March 2025.

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Outside: Two off street parking areas to the front.

The gardens offer a wonderful extension of the living space. Generous garden with all lawns seeded and concrete paths included.

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## Stamp Duty

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Stamp duty @1%

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