



Property Description



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: 4.81m x 2.38m (15' 9" x 7' 10") Spacious welcoming entrance hall featuring an original tiled floor, a staircase with rich mahogany paint and elegant wood-panelled walls.
Sitting Room 6.22m x 3.60m (20' 5" x 11' 10") The sitting room features carpet flooring and boasts a stunning marble fireplace with a gas fire, complemented by mahogany glazed folding doors connecting to the entrance hall. A charming bay window adds natural light and character to the space
Living Room: 4.93m x 3.69m (16' 2" x 12' 1") The living room features carpet flooring, a marble fireplace with a gas fire, a mahogany glazed door leading from the entrance hall, and a bright bay window that enhances the room's appeal.
Kitchen/Dining Room 4.10m x 6.25m (13' 5" x 20' 6") This impressive kitchen/dining room showcases a stunning bespoke solid wood kitchen, beautifully painted and featuring granite and cherrywood countertops. The space includes a classic Belfast sink, integrated dishwasher, and is complemented by wood-panelled walls and tiled flooring
Sun Room 12.10m x 10.1m (39' 8" x 33' 2") The sunroom seamlessly connected to the kitchen/dining area, features a vaulted ceiling and elegant tiled flooring. French doors open directly to the garden, creating a bright and airy space perfect for relaxation
Utility Room: 1.70m x 3.57m (5' 7" x 11' 9") Generously sized utility room offers bespoke solid wood painted units with a cherrywood countertop and a Belfast sink. The room is finished with tiled flooring and is fully plumbed for appliances.
Guest WC: 0.97m x 1.93m (3' 2" x 6' 4") The stylish guest WC features bespoke solid wood painted units with a cherrywood countertop and a classic Belfast sink. The space is finished with stylish tiling, offering both functionality and charm.
Garage: 5.27m x 2.68m (17' 3" x 8' 10") Features a convenient roller door and double doors that open directly to the garden, offering easy access and versatile storage options.

First Floor

Landing: 6.19m x 2.02m (20' 4" x 6' 8") Featuring carpet flooring.
Bedroom 1: 3.49m x 3.72m (11' 5" x 12' 2") Spacious master bedroom featuring carpet flooring.
En suite 1.52m x 1.90m (5' 0" x 6' 3") Fully tiled ensuite featuring a walk-in shower, wash hand basin and WC.
Walk in wardrobe: 2.08m x 2.75m (6' 10" x 9' 0") Walk-in wardrobe with ample storage.
Bedroom 2 2.55m x 4.47m (8' 4" x 14' 8") Spacious bedroom with carpet flooring.
En suite: 1.35m x 1.87m (4' 5" x 6' 2") Fully tiled ensuite featuring a walk-in shower, wash hand basin and WC.
Bedroom 3 2.77m x 3.30m (9' 1" x 10' 10") Featuring carpet flooring and Sliderobe wardrobes.
Bedroom 4 2.68m x 3.59m (8' 10" x 11' 9") Featuring carpet flooring and Sliderobe wardrobes.
Bathroom 2.73m x 2.84m (8' 11" x 9' 4") Elegant bathroom exudes timeless charm, featuring a luxurious freestanding cast iron bath as its focal point with wash hand basin, bidet, and WC. Featuring warm wood-panelled walls and tiled flooring.

Second Floor:

Landing 1.49m x 3.12m (4' 11" x 10' 3")
Office: 6.79m x 4.02m (22' 3" x 13' 2") Featuring carpet flooring and Velux window.
Store Room: 6.22m x 3.69m (20' 5" x 12' 1") Featuring carpet flooring and Velux window.

Outside and services

Features Beautiful detached four bedroom home built in 2008.
Cobble block driveway with ample parking to front.
Garden to rear with large patio area.
Storage shed with electricity connected.
Gas-fired central heating.
PVC double glazed windows.
Summerhill shopping Centre with numerous shops and the town centre are within walking distance.
Within easy reach of many beauty spots including Tramore beach, the Doneraile and Newtown Cove.

Directions

X91 F6X9

Stamp Duty

Stamp duty @1%

BER Details

BER C1

