



Ballycarnane  
Tramore  
Waterford

€550,000

PRSA Licence No.  
001644-001882



## Property Description

'Cill Dara' is a charming detached bungalow located in one of Tramore's most sought-after residential areas. This rare-to-the-market property rests on a beautifully maintained, private, mature south-facing site, offering a tranquil retreat in the heart of Tramore. The location is truly first-class, superbly positioned on a mature peaceful cul-de-sac with no through traffic exuding a sense of peace and serenity.

Stunning gardens surround the property that are both spacious and meticulously cared for. The lush, green lawn is framed by mature trees and neatly pruned hedges, providing exceptional privacy. Vibrant flowerbeds and ornamental shrubs add a splash of colour to this picturesque outdoor space, creating a tranquil setting ideal for relaxation. The enclosed large front garden, with its coveted south-facing aspect, is perfectly suited for outdoor entertaining and enjoying sunny days in complete privacy. The property includes a greenhouse, a garage, and two versatile outbuildings currently utilised as utility rooms.



## Ground Floor:

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Entrance Porch: 0.74m x 1.34m (2' 5" x 4' 5") With tiled floor.

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Entrance Hall: 6.55m x 1.35m (21' 6" x 4' 5") The entrance hall is a bright and welcoming space featuring neutral walls and carpet flooring.

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Living Room: 3.78m x 3.88m (12' 5" x 12' 9") The living room is a bright and inviting space, featuring a large bay window that floods the room with natural light and offers views of the garden, complemented by soft, neutral walls.

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Dining Room: 3.50m x 3.85m (11' 6" x 12' 8") The dining room features a large bay window overlooking the front garden with carpet flooring.

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Kitchen: 3.10m x 3.86m (10' 2" x 12' 8") The kitchen is adorned with high quality contemporary fitted cabinets, offering both functionality and style with laminate flooring. The focal point of the kitchen is the beautiful antique Rayburn stove.

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Bedroom 1: 3.14m x 3.26m (10' 4" x 10' 8") With carpet flooring.

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Bedroom 2: 2.40m x 3.84m (7' 10" x 12' 7") With carpet flooring.

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Bedroom 3: 2.10m x 2.74m (6' 11" x 9' 0") With carpet flooring.

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Bathroom: 2.07m x 2.05m (6' 9" x 6' 9") Fully tiled featuring a spacious walk-in shower, wc and wash hand basin.

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## Outside and Services:

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Features: Stunning detached bungalow located in highly desirable location in the heart of Tramore.

Located in a quiet and peaceful cul de sac with no through traffic.

Beautifully maintained expansive private, mature south facing gardens.

Greenhouse, garage and two out-houses used as utility rooms.

Off road parking.

Fully monitored burglar alarm system.

PVC double glazed windows.

Oil fired central heating.

A host of amenities on the doorstep including The Doneraile, the Pier, the Ritz Bar, Cove Stores, the Coastguard café and cultural centre, Tramore Golf Club and Tramore Tennis Club.

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## Directions

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X91 Y3C9

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## Stamp Duty

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Stamp duty @1%

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T: 051 330 569  
E: [info@griffinauctioneers.com](mailto:info@griffinauctioneers.com)  
W: [griffinauctioneers.com](http://griffinauctioneers.com)

Main Street,  
Tramore,  
Co. Waterford.

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