





### Property Description

No. 3 Cuil na Greine is located in a quiet, friendly cul-de-sac within one of the most sought-after locations in Tramore, this warm and welcoming 4-bedroom/3½-bathroom detached home offers the perfect blend of modern living and timeless comfort. Occupying a generous corner site, the property exudes charm and sophistication, making it an ideal choice for those seeking a tranquil yet connected lifestyle. This home is impeccably maintained and has undergone extensive upgrades, ensuring it is presented in turn-key condition for its next fortunate owners.

This exceptional home, meticulously finished to the highest standard and presented in turn-key condition, offers a rare opportunity to acquire a dream residence in Tramore. With its extensive upgrades, mature gardens, and prime location, this property truly stands out as a unique and desirable find



Ground Floor:

Entrance Hall: 1.89m x 4.38m (6' 2" x 14' 4")	Bright and welcoming entrance hall featuring oak flooring, adding a touch of sophistication and also ensuring durability and easy maintenance, with convenient under-stairs built-in storage.
Lounge: 3.88m x 5.74m (12' 9" x 18' 10")	Boasts a sophisticated and timeless ambiance with its elegant cherry wood flooring and decorative coving, adding warmth and a touch of natural beauty to the space. The focal point of the room is the welcoming fireplace with 'Blacksmith' wood burner, creating a cosy and inviting atmosphere perfect for relaxation and unwinding. The three windows ensures the living room is bathed in natural light during the day enhancing the overall comfort of the space. Double doors lead through to the dining room.
Dining Room: 4.36m x 3.03m (14' 4" x 9' 11")	Features elegant cherry wood flooring and decorative coving, creating a warm and inviting atmosphere. With convenient access, it includes a door leading to a bright conservatory and another into the adjoining kitchen.
Conservatory: 3.75m x 2.81m (12' 4" x 9' 3")	Boasting elegant tiled flooring, the conservatory is designed to capture an abundance of natural light, creating a bright and cheerful atmosphere that extends throughout the room. Double doors provide access onto the cedar decking and the garden offering a seamless transition between indoor and outdoor living spaces.
Kitchen: 4.42m x 4.40m (14' 6" x 14' 5")	This modern kitchen boasts tiled flooring, sleek cabinetry and contemporary finishes, including a high-end Siemens dishwasher, an LG American fridge freezer, and a NEFF single oven. The space is well-lit by large windows, offering a bright and airy atmosphere perfect for culinary enthusiasts.
Utility Room: 1.79m x 2.39m (5' 10" x 7' 10")	Featuring tiled flooring, fitted wall and counter units offering ample storage space. Plumbed for appliances with a convenient door leading to the outdoor areas.
Guest WC: 0.98m x 1.38m (3' 3" x 4' 6")	With tiled floor, wc and wash hand basin, offering both functionality and style for the comfort of residents and their guests.
Office Room: 4.49m x 2.36m (14' 9" x 7' 9")	Features elegant oak flooring, offering a stylish and productive workspace bathed in natural light.

First Floor:

Landing: 3.04m x 0.91m (10' 0" x 3' 0")	Featuring elegant pine flooring.
Master Bedroom 1: 4.46m x 3.30m (14' 8" x 10' 10")	The master bedroom exudes warmth and elegance with its beautiful pine flooring and generous built-in stylish 'Sliderobes' providing ample storage.
En suite: 1.58m x 1.68m (5' 2" x 5' 6")	The en suite is a private retreat, an extension of the master bedroom boasts a modern and stylish ambiance with pine flooring and is equipped with a shower unit, wc and wash hand basin.
Bathroom: 1.56m x 1.90m (5' 1" x 6' 3")	The family bathroom, with stylish tiled walls and pine flooring, is a harmonious blend of style and functionality offering a comfortable and inviting space, featuring a bath, wc and wash hand basin.
Bedroom 2: 3.24m x 3.04m (10' 8" x 10' 0")	Features pine flooring.
Bedroom 3: 3.19m x 3.07m (10' 6" x 10' 1")	Features pine flooring and generous built-in stylish 'Sliderobes' providing ample storage.
En suite: 1.56m x 1.90m (5' 1" x 6' 3")	Boasts a modern and stylish ambiance with pine flooring and is equipped with a shower unit, wc and wash hand basin.
Bedroom 4: 2.71m x 2.56m (8' 11" x 8' 5")	Features pine flooring.
Detached Shed: 4.08m x 3.02m (13' 5" x 9' 11")	'Steeltech' shed with electricity supply provides ample storage space, offering both practicality and convenience for all your needs.

FEATURES:

Improvements to the home include the following:	• Installation of 15 No. Solar Panels (total output of 5.1Kw) and a 5kWhr battery storage
	• Installation of Zappi EV charger
	• Installation of wood burner in living room
	• Increased insulation to attic spaces
	• Cavity walls pumped with bonded bead insulation
	• All bulbs upgraded to LED's
	• The combination of energy improvements has resulted in a BER of B1
	• Addition of a second ensuite to Bedroom 2
	• Kitchen recently renovated and modernised
	• Installation of new energy efficient oil boiler and new radiators (with TRV's) throughout
	• Construction of 11sqm conservatory with access onto cedar decking
	• Installation of under-stairs built-in storage
	• Installation of built-in 'Sliderobes' to Master Bedroom and Bedroom 3
	• Installation of coving throughout
	• Chimney was rebuilt recently