



Property Description

This picturesque three bed detached bungalow in Roselawn, Tramore is nestled in a quiet cul-de-sac within a highly coveted neighbourhood, the property boasts a beautifully maintained layout that includes a practical garage.

The home is in excellent condition, featuring a modern aesthetic that is both inviting and functional. The recently updated kitchen serves as the heart of the home, equipped with a contemporary stand-alone sink and storage island, complemented by timber flooring that extends throughout the property and into a brightly panelled hallway. The living room is enhanced by lovely bespoke units with integrated lighting, adding a touch of elegance and warmth to the space. The home has also recently been upgraded with pumped walls, enhanced attic insulation, and a new Grant boiler installation.



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: 8.19m x 1.04m (26' 10" x 3' 5")	Bright welcoming hallway with timber flooring and feature wall panelling and radiator cover.
Living Room: 4.23m x 3.05m (13' 11" x 10' 0")	Beautiful bespoke units with integrated lighting. Timber flooring.
Kitchen/Diner: 6.10m x 3.00m (20' 0" x 9' 10")	Recently updated contemporary kitchen units with a stand-alone sink and storage island. Timber flooring throughout
Bedroom 1: 2.90m x 3.42m (9' 6" x 11' 3")	Timber flooring and built in wardrobe.
Bedroom 2: 2.87m x 3.40m (9' 5" x 11' 2")	Timber flooring and built in wardrobes.
Bedroom 3: 2.73m x 2.74m (8' 11" x 9' 0")	Timber flooring and built in wardrobes.
Bathroom: 1.50m x 3.01m (4' 11" x 9' 11")	Fully tiled with large glass shower with a Triton T90 electric shower, wc and wash hand basin.
Garage: 5.20m x 2.47m (17' 1" x 8' 1")	Providing ample storage.

Outside/Services:

Features: Excellent 3 bed bungalow with garage in turn-key condition.
Driveway to the front with off-street parking.
Oil fired central heating.
uPVC double glazed windows throughout.
Recent upgrades include new kitchen, timber flooring throughout, bright panelled hallway and bespoke units in the living room.
New Grant boiler installed, walls pumped and attic insulation.
Stunning private mature gardens beautifully maintained with an abundance of planting providing year round colour.
A wealth of amenities nearby including Tramore Golf and Tennis Clubs, The Doneraile Walk, primary and secondary schools, shops, the town centre and much more.

Directions

X91 TN32

BER Details

BER C1 110217478

Stamp Duty

Stamp duty @1%

