



GRIFFIN
AUCTIONEERS



Glenside, Ballycarnane woods
Tramore
Waterford

€330,000

PRSA Licence No.
001644-001882

Property Description

Located in the sought-after Ballycarnane Woods neighbourhood, this stunning semi-detached 3-bedroom home offers an exceptional living space. Lovingly cared for by its current owners, the property exudes warmth and hospitality, welcoming you into a haven of comfort from the very first moment.

The house boasts a modern contemporary design with an interior that's flooded with natural light, highlighting the meticulous attention to detail throughout. The residence welcomes you with a new composite front door, leading into interiors where convenience meets contemporary.

Outside, a standout feature is its garden room, which is fully plumbed and wired, serving as a practical yet stylish utility space for laundry appliances. The newly installed patio paired with a chic floating bench invites relaxation in the south-facing garden, a sun-soaked haven perfect for leisure or



Ground Floor

Entrance Hall 4.34m x 1.84m (14' 3" x 6' 0") Welcoming area with timber floors, new composite front door and phone point.

Living Room 5.62m x 3.64m (18' 5" x 11' 11") Good size living area with timber flooring, bay window, freestanding Stanley stove, TV and phone point.

Kitchen 4.33m x 5.61m (14' 2" x 18' 5") Attractive & airy room with timber flooring. The newly fitted kitchen comes with integrated fridge, cooker and microwave. French doors leading to the south facing rear garden with new installed patio and floating bench.

Guest W.C. 1.42m x 1.43m (4' 8" x 4' 8") W.c. and wash hand basin.

First Floor

Landing 2.57m x 2.94m (8' 5" x 9' 8") Timber flooring and hot press.

Bedroom 1 4.63m x 3.33m (15' 2" x 10' 11") Double room with laminate floors, built in wardrobe and TV point.

En suite 1.41m x 2.15m (4' 8" x 7' 1") Fully tiled, Triton shower, w.c. and wash hand basin.

Bedroom 2 2.56m x 2.07m (8' 5" x 6' 9") Single room with laminated floors and built in wardrobe.

Bedroom 3 4.92m x 2.92m (16' 2" x 9' 7") Double room with laminated floors and built in wardrobe.

Bathroom 2.18m x 2.14m (7' 2" x 7' 0") Fully tiled, walk in shower, wc and vanity unit with wash hand basin.

Outside and Services

Features: The property was built in c. 2005 and has a living area of c. 1,200 sq.ft.

Garden room fully plumbed and wired -it houses the washer and dryer.

Newly installed patio and floating bench.

New composite front door.

Pocket door feature.

South facing garden to rear.

Boundary walls either side with brick peers.

New tarmacadam driveway.

Off road parking,

Gas fired central heating.

New gas boiler and new copper cylinder.

Freestanding Stanley stove.

uPVC double glazed windows.

Side entrance.

Directions

X91

Directions

Directions

X91 H7E8

Stamp Duty

Stamp duty @ 1%.

BER Details

BER Details

BER Details

BER C1

