



GRIFFIN
AUCTIONEERS



Tuar na Greine
Tramore
Waterford

€495,000

PRSA Licence No.
001644-001882

Property Description

This immaculately presented four-bedroom detached family residence located within a tranquil cul-de-sac in a highly desirable development, this home perfectly blends peaceful living with exceptional convenience. Every essential amenity is within easy reach, making this property an excellent choice for families in search of a spacious home in a sought-after location.

The thoughtfully planned spacious interior of No. 4 welcomes you with a bright entrance hall that leads to a generous lounge and dining room. The stylish kitchen, featuring ample storage and an island, is enhanced by a utility room and a guest WC. Additionally, there is a second living room on the ground floor. On the first floor, you'll find four well-sized bedrooms, including a master with an en suite, as well as the main family bathroom.

The charm of this property extends outdoors, where the front boasts a private driveway with ample parking and a well-manicured lawn that enhances the home's welcoming kerb appeal. At the rear, you'll find a spacious, mature garden complete with a large patio and a shed. The property boasts double



Ground Floor:

Entrance Hall: 1.92m x 4.71m (6' 4" x 15' 5") Bright and welcoming entrance hall with timber flooring, creating a warm and elegant atmosphere.

Lounge: 4.81m x 5.87m (15' 9" x 19' 3") The lounge is a spacious and inviting room, highlighted by warm timber flooring, a classic fireplace, and three windows that fill the space with natural light. Double doors lead to the dining room.

Dining Room: The dining room is a bright and airy space, featuring large patio doors that overlook and access the rear garden, with timber flooring that adds warmth to the room.

Kitchen: 4.46m x 4.73m (14' 8" x 15' 6") Warm and inviting spacious kitchen with tiled flooring offering ample storage, a practical layout with plenty of storage options. Featuring a large island at the centre of the kitchen, offering additional workspace and seating options. Well-lit with recessed ceiling lights, creating a bright and airy atmosphere.

Utility Room: 1.46m x 2.34m (4' 9" x 7' 8") Featuring tiled flooring, built in units and sink. Plumbed for appliances with a convenient door leading to the outdoor areas.

Guest WC: 0.96m x 1.34m (3' 2" x 4' 5") Convenient guest WC with tiled floor, wc and wash hand basin.

Living Room: 4.84m x 2.38m (15' 11" x 7' 10") Bright and airy living room with timber flooring, offering a versatile space that can be easily adapted to suit various uses as a home office or playroom.

First Floor:

Landing: 2.53m x 0.95m (8' 4" x 3' 1") With elegant pine flooring.

Master Bedroom 1: 3.87m x 4.70m (12' 8" x 15' 5") The master bedroom is a spacious and serene retreat, perfect for relaxation with rich blue walls and pine flooring that create a calming atmosphere. Built-in wardrobes with mirrored doors offer generous storage and enhance the room's sense of space and light.

En suite: 1.65m x 1.82m (5' 5" x 6' 0") An extension of the master bedroom the en suite boasts a modern and stylish ambiance fully tiled and equipped with a shower unit, wc and wash hand basin.

Bedroom 2: 4.96m x 3.06m (16' 3" x 10' 0") Bright and airy spacious double room with pine flooring.

Bedroom 3: 3.16m x 3.04m (10' 4" x 10' 0") With pine flooring and built in wardrobes.

Bedroom 4: 2.71m x 2.69m (8' 11" x 8' 10") With pine flooring.

Main Bathroom: 2.57m x 1.84m (8' 5" x 6' 0") The family bathroom, with stylish tiled walls and flooring, is a harmonious blend of style and functionality offering a comfortable and inviting space, featuring a corner bath, wash hand basin and wc.

Outside and Services:

Features: Superbly presented 4 bed detached family home located in highly sought-after development.

Well laid out spacious accommodation.

Driveway to front with ample off-street parking.

Beautifully maintained gardens to front and rear with well-manicured lawns.

Large patio and timber shed to rear.

PVC double glazed windows.

Oil fired central heating.

A host of amenities are nearby such as Tramore beach, sandhills and promenade, sporting facilities, Tramore town centre, shops, schools, creches and bus routes.

Directions

X91 F8N6

BER Details

BER C3

Stamp Duty

Stamp duty @1%

