



FOR SALE BY PRIVATE TREATY

**1 The Fairways,
Ballycarnane Woods,
Tramore,
X91 WX82**

Guide Price €475,000





DESCRIPTION

No 1 The Fairways is a number one property in every way, being an imposing 4/5 bedroom detached property with accommodation extending to 139 m.sq (1497 sq.ft), set on large gardens and situated in a prime location, offering easy access to all the amenities that Tramore has to offer. The property also has an energy efficient B3 BER rating.

The property has an attractive brick facade with front porch and the front garden has a large cobble lock drive with plenty off street parking. The ground floor accommodation is bright and airy, the livingroom, diningroom and large open plan kitchen are interlinking, with the kitchen opening to large walled in gardens. This gives a lovely flow to the ground floor and is a perfect space to enjoy with friends and family. There is also an additiional livingroom or 5th bedroom on the ground floor, perfect for a guest/ground floor bedroom or a snug/office. The bedroom accommodation has 4 double bedrooms with the master bedroom en-suite and family bathroom. There is also a spacious walk in wardrobe from bedroom 2. There is an attractive family bathroom and the en-suite fully refurbished and tiled and is spacious and luxurious. The large rear walled in garden has a sunny westerly aspect, perfect for the large patio area and enjoys a gated side access.

This substantial property is an opportunity to acquire a superb family home in one of Tramores most popular and convenient locations. Whether you want to be just moments from the sea, close to outstanding schools, or close to the bustling town, this property really is No 1.

Tramore is a beautiful coastal town, famous for its stunning beaches, which are perfect for swimming, surfing, and sunbathing. The town also boasts a range of restaurants, cafes, and bars, making it the perfect destination to suit all ages.

Viewing of this lovely home is recommended.

ACCOMMODATION

Entrance hallway

5.51m (18'1") x 1.81m (5'11")

Ceramic tiled flooring.

Living room

5.04m (16'6") x 3.5m (11'6")

Feature fire place with solid fuel stove insert, solid Walnut wood flooring,

Diningroom

4.17m (13'8") x 3.05m (10'0")

Ceramic tile flooring, double doors to sittingroom

Kitchen

5.2m (17'1") x 3.01m (9'11")

Quality fitted kitchen units, integrated oven and hob, French double doors leading to garden area

Sittingroom/Bedroom 5

3.78m (12'5") x 2.8m (9'2")

Laminated wooden flooring

Guest w.c

1.61m (5'3") x 1.46m (4'9")

Tiled floor, w.c and w.h.b.

FIRST FLOOR

Landing

2.7m (8'10") x 1.16m (3'10")

Hot press with immersion and shelving, carpet flooring staighre attic folding stairs

Bedroom 1

4.89m (16'1") x 3.19m (10'6")

Laminated wooden flooring, fitted wardrobes, bay window

En-suite

2.37m (7'9") x 1.5m (4'11")

Floor and wall tiling, triton electric shower, w.c and w.h.b.

Bedroom 2

3.62m (11'11") x 3.32m (10'11")

Laminate wooden flooring, fitted wardrobes,

Bedroom 3

3.72m (12'2") x 2.79m (9'2")

Laminated wooden flooring and walk in wardrobe. Wardrobe - 1.63 x 1.55

Bedroom 4

3.13m (10'3") x 2.92m (9'7")

Laminated wardrobe, fitted wardrobe

Bathroom

2.46m (8'1") x 1.84m (6'0")

Bath with electric shower, w.c and w.h.b, floor and wall tiling



SERVICES

Mains water, electricity and sewerage.

Gas fired central heating.

DIRECTIONS

X91 WX82

FEATURES

Superb 4/5 bedroom detached property
 B3 BER rating
 Walled in Westerly rear gardens with gated access
 Convenient location

Contact Negotiator:

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INCLUSIONS

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