



Cluain Larach, Knockenduff  
Tramore  
Waterford

€395,000

PRSA Licence No.  
001644-001882



## Property Description

Located within the prestigious Cluain Larach Development in Tramore, this A-rated, energy-efficient 4-bedroom family home is a shining example of modern living. Located on a spacious corner site, this semi-detached property stands out for its bright and welcoming atmosphere, offering a perfect blend of style, comfort, and practicality. The home has been meticulously maintained and is designed to meet the needs of contemporary family life, making it an ideal choice for those seeking a residence in a highly sought-after area.

A private driveway provides off-road parking, while a side entrance offers easy access to the spacious back garden—a perfect outdoor space for children to play or for hosting summer barbecues. The home is fitted with PVC double glazing and benefits from an air-to-water heat pump, underscoring its energy efficiency and reducing utility costs. The location is another standout feature, with the property being within walking distance of primary and secondary schools, crèches, shopping centre, and Tramore Beach, among other amenities. This home truly offers the best of both worlds: a peaceful residential setting with easy access to a vibrant community.



Ground Floor:

Entrance Hall: 2.00m x 6.00m (6' 7" x 19' 8") Bright welcoming entrance hall featuring sleek laminate flooring complemented by a neutral color palette. Carpeted staircase, leads to the upper floor.

Living Room: 3.60m x 6.61m (11' 10" x 21' 8") This stylish living room is filled with natural light from its four windows, creating a bright and airy atmosphere. It features sleek laminate flooring and a feature wall with a central fireplace and stove, perfect for a cosy focal point in the home.

Kitchen/Dining Room: 3.70m x 5.23m (12' 2" x 17' 2") This modern kitchen boasts sleek, cabinetry in a matte grey finish, paired with light countertops for a contemporary and minimalist look. The light tiled flooring enhances the bright, open feel of the space and large windows flood the space with natural light with door leading to the rear garden.

Utility Room: 3.66m x 1.26m (12' 0" x 4' 2") With tiled flooring and storage units, plumbed for appliances. Access to the rear.

Guest WC: 2.00m x 1.44m (6' 7" x 4' 9") With colourful and vibrant tiled flooring creating a lively and modern space, with wash hand basin WC.

First Floor:

Landing: 2.08m x 4.85m (6' 10" x 15' 11") With carpet flooring.

Bedroom 1: 2.69m x 4.11m (8' 10" x 13' 6") Bright and airy master bedroom from its two windows with cosy carpet flooring.

En suite: 1.42m x 2.16m (4' 8" x 7' 1") With tiled flooring, and shower unit with elegant tiling and recessed shelf with sleek glass door, wash hand basin and WC.

Bedroom 2: 3.59m x 3.67m (11' 9" x 12' 0") With cosy carpet flooring, bright and airy with two windows.

Bedroom 3: 3.00m x 2.83m (9' 10" x 9' 3") With cosy carpet flooring and wardrobes with ample storage.

Bedroom 4: 2.82m x 2.43m (9' 3" x 8' 0") With cosy carpet flooring.

Bathroom: 2.05m x 2.59m (6' 9" x 8' 6") Sleek contemporary family bathroom with tiled flooring bath, WC and wash hand basin.

Outside and Services:

Features: Modern spacious 4 bedroom semi detached residence on a large corner site.

A-rated energy efficient home.

Living area of c. 1325 sq. ft.

Highly desirable neighbourhood.

Driveway to front with off road parking and side entrance.

Large garden to rear with shed.

Double glazed windows.

Air to water heat pump system.

Within walking distance to Summerhill Shopping Centre, Tramore Town Centre, schools, creches and all amenities.

Directions

X91 Y3XP

BER Details

BER A3 110518123

Stamp Duty

Stamp duty @1%

