



**GRIFFIN**  
AUCTIONEERS



Tuar na Greine  
Tramore  
Waterford

€550,000

PRSA Licence No.  
001644-001882



## Property Description

Welcome to 9 Tuar na Greine, a stunning four-bedroom detached family home, extremely well located in a much sought-after, small mature development in the heart of Tramore. This unique property features a distinctive 'upside down' design, where the bedrooms are situated on the ground floor and the living areas on the first floor, maximizing the stunning sea views over Tramore Bay, the scenic back strand and Tramore Racecourse. This thoughtful layout ensures that the most frequently used living spaces benefit from the breathtaking coastal scenery, creating an extraordinary living experience.

The exterior of this home is just as impressive, with a spacious driveway to the front providing ample parking. The enclosed, neatly landscaped front garden adds significant kerb appeal, welcoming you with its charming mix of greenery and flowers. To the rear, a private oasis awaits, featuring a well-maintained garden and a stunning paved patio area, perfect for outdoor dining and entertaining. Mature shrubs and vibrant flowerbeds add a touch of natural beauty, making this outdoor haven an ideal complement to the elegant and functional interior living spaces. Additionally, the elevated balcony accessed from the dining room offers breathtaking sea views and a serene spot to relax and enjoy the



## Ground Floor:

Entrance Hall: 3.84m x 3.52m (12' 7" x 11' 7") Upon entering through the charming entrance porch, you are welcomed into the bright and inviting entrance hall. The neutral color palette immediately sets a tone of brightness and warmth, creating an inviting atmosphere. The elegant laminate flooring adds a touch of sophistication, while also ensuring durability and easy maintenance.

Master Bedroom/Bedroom 1: 3.70m x 3.38m (12' 2" x 11' 1") The master bedroom exudes warmth and elegance with its beautiful laminate flooring and generous built-in wardrobes providing ample storage.

En suite Shower Room: 1.26m x 2.22m (4' 2" x 7' 3") Contemporary en suite exudes style and functionality, featuring a sleek glass-enclosed shower unit, with a mix of plain and intricately patterned tiles, equipped with wc and stylish wall hung wash hand basin/vanity unit.

Bedroom 2: 2.92m x 3.27m (9' 7" x 10' 9") Bright spacious bedroom with laminate flooring.

En Suite: 1.26m x 1.95m (4' 2" x 6' 5") Fully tiled en suite with stylish white tiles, equipped with a glass-enclosed shower unit, wc and wash hand basin.

Bedroom 3: 3.91m x 3.36m (12' 10" x 11' 0") Bright bedroom with laminate flooring facing onto the back garden.

Bathroom: 2.05m x 2.99m (6' 9" x 9' 10") Stylish family bathroom featuring a blend of blue and white tiling boasting a luxurious corner bath, a contemporary vanity unit with ample storage and wc.

Bedroom 4: 2.81m x 3.13m (9' 3" x 10' 3") Bright and airy bedroom featuring two windows that overlook the front garden with laminate flooring.

Utility Room: 1.50m x 3.25m (4' 11" x 10' 8") Featuring tiled flooring, a sink with ample storage units, Plumbed for appliances. Access to the rear.

Detached Garage: 5.51m x 2.97m (18' 1" x 9' 9") Well designed spacious garage enhances the overall functionality of the property, providing a valuable addition that meets a variety of storage and practical needs.

## First Floor:

Landing: 3.83m x 2.17m (12' 7" x 7' 1") With laminate flooring.

Open Plan Kitchen/Dining Room 7.48m x 3.91m (24' 6" x 12' 10") The first floor features a stunning open plan kitchen/dining room with beautiful cream tiled flooring. The spacious area boasts sleek modern cabinetry with ample counter space. Large doors open to a balcony, providing a seamless indoor-outdoor flow and steps leading down into the garden, inviting alfresco dining and entertaining. This room is designed to maximize the breathtaking views overlooking Tramore Racecourse and Tramore Bay, offering a picturesque backdrop for any occasion.

Lounge: 3.66m x 6.17m (12' 0" x 20' 3") The first floor living room featuring timber flooring is a serene retreat, with large window and sliding door to balcony designed to maximise the stunning views over Tramore Racecourse and Tramore Bay, ideal for relaxation.

Sitting Room: The living room is a warm and inviting space featuring timber flooring. Central to the room is a feature fireplace perfect for cosying up during colder months

## Outside and Services:

Features: Stunning 4 bed detached family home built in c. 2002.

'Upside down' design with living areas on the first floor with beautiful sea views over Tramore Bay, the scenic back strand and Tramore Racecourse.

Highly desirable small mature development.

Oil fired central heating.

PVC double glazing.

Detached garage.

Spacious driveway to the front with ample parking.

Beautiful garden to rear with large patio and shed.

Fantastic location within walking distance to schools, shops, bus route, town centre, beach and much more.

## Directions

X91 T8N0

## BER Details

BER C2 111413860

## Stamp Duty

Stamp duty @1%

