



GRIFFIN
AUCTIONEERS



Ballycarnane Drive
Tramore
Waterford

€495,000

PRSA Licence No.
001644-001882

Property Description

This beautifully presented, detached four-bedroom home offers a bright and welcoming interior with a coveted south-facing orientation. Situated in the highly sought-after Ballycarnane Woods development, the property enjoys a tranquil location in a quiet cul-de-sac of just 12 detached homes. With its stylish, modern design and convenient location, this residence is perfect for those seeking comfort and convenience in one of Tramore's most desirable areas.

Built in 2006, the property has been thoughtfully upgraded with 15 solar panels, contributing to its impressive B1 energy rating. The home also benefits from gas-fired central heating and PVC double-glazed windows, ensuring energy efficiency and warmth throughout the year.

On the ground floor, the accommodation includes a bright entrance hallway, two front sitting rooms, and an open-plan kitchen and dining room with a contemporary design. A utility room and guest WC add to the practicality of the space. Upstairs, there are four generously sized bedrooms, including a master with an ensuite, as well as a separate shower room. Every aspect of the home is designed for



Ground Floor:

Entrance Hall: 3.53m x 2.90m (11' 7" x 9' 6") Stylish entrance hall with tiled flooring.

Kitchen/Dining Room: 3.81m x 7.82m (12' 6" x 25' 8") Spacious open plan south-facing kitchen/dining room with tiled flooring. Recessed ceiling lights, french patio doors leading to the garden area and double doors leading to the lounge.

Lounge: 5.01m x 3.59m (16' 5" x 11' 9") Large spacious lounge room with solid walnut timber flooring and double doors leading to the kitchen dining room.

Study/Living room: 3.04m x 4.13m (10' 0" x 13' 7") Solid walnut timber flooring.

Guest WC: Convenient guest WC with tiled flooring, wc and wash hand basin.

Utility Room: 1.84m x 1.67m (6' 0" x 5' 6") Featuring tiled flooring. Plumbed for appliances with a convenient door leading to the outdoor areas.

First Floor:

Bedroom 1: 3.08m x 4.54m (10' 1" x 14' 11") Double sized room with laminate timber flooring.

Bedroom 2: 2.78m x 3.85m (9' 1" x 12' 8") Double-sized room with laminate timber flooring and a built-in wardrobe.

Shower Room: 2.76m x 2.11m (9' 1" x 6' 11") Tiled throughout with walk-in shower unit, wc, whb and vanity unit.

Bedroom 3: 2.78m x 3.58m (9' 1" x 11' 9") Double-sized room with laminate timber flooring and a built-in wardrobe.

Bedroom 4: 3.61m x 3.99m (11' 10" x 13' 1") The master bedroom exudes warmth and elegance with its beautiful timber flooring and generous built-in stylish wardrobes providing ample storage.

En suite: 1.76m x 1.72m (5' 9" x 5' 8") The en suite is an extension of the master bedroom that boasts a modern and stylish ambience with tiled flooring and is equipped with a shower unit, wc and wash hand basin.

Outside and Services:

Features: Superb four bed detached home located on a quiet cul-de-sac in much sought-after development.

Spacious living accommodation with 2 reception rooms.

B1 energy rating.

15 solar panels.

New front door.

Gas fired central heating.

PVC double glazing.

Cobbleblock driveway to front with off street parking.

South facing well maintained rear garden with a spacious cobbleblock patio area.

Timber shed.

Located minutes from Tramore's vibrant town centre, shops, schools, creches, bus routes, and sporting facilities.

The stunning Tramore beach and promenade are within easy reach.

Directions

X91 D9K1

BER Details

BER B1

Stamp Duty

Stamp duty @1%

