



**GRIFFIN**  
AUCTIONEERS



Roselawn  
Tramore  
Waterford

€345,000

PRSA Licence No.  
001644-001882

## Property Description

Situated in a prime location 'No. 113' is a beautifully maintained three/four bedroom semi-detached home, offering privacy, tranquility, and convenience. Tucked away at the end of a mature, leafy cul-de-sac with no through traffic, this property provides a peaceful setting while being just moments from essential amenities.

The home boasts mature gardens at both the front and rear, with the large, private back garden being a standout feature not overlooked and perfect for relaxation or outdoor entertaining. Spacious off-street parking to the front and a side entrance add to the property's appeal. Additional features include oil-fired central heating and uPVC double-glazed windows for comfort and energy efficiency.

Inside, the ground floor offers a welcoming entrance hall leading to a bright sitting room, the kitchen and dining room enjoy a seamless open-plan flow connected by an elegant archway. A utility room adds practicality and a convenient guest WC, with a versatile room currently used as a living room but would be ideal as a playroom or a home office. Upstairs, the first floor comprises three generous bedrooms and a bathroom providing comfortable accommodation for modern living.

Situated in the sought-after Roselawn area of Tramore, this property is just a stone's throw from the Holy Cross School. Everyday conveniences, including Cove Stores, the Ritz Bar, Tramore Golf Club, Holy Cross National School and the Coastguard Cultural Centre & Café, are within walking distance. Outdoor enthusiasts will love the proximity to Tramore Pier, the beach, the scenic Doneraile Walk, Newtown Cove, and the renowned Guillamene swimming areas.

With Summerhill Shopping Centre and Tramore town centre just minutes away, this home offers the perfect blend of privacy, comfort, and accessibility. 'No. 113' is an ideal choice for those seeking a well-presented property in a superb location.



## Ground Floor:

Entrance Hall: 1.18m x 1.48m (3' 10" x 4' 10") Bright welcoming hallway with light coloured timber flooring.

Living Room/Office: 2.54m x 4.59m (8' 4" x 15' 1") This versatile room offers a bright and welcoming space with neutral décor featuring cosy carpet flooring, ideal for use as a living area, home office, playroom, or an extra bedroom.

Sitting Room: 4.32m x 4.59m (14' 2" x 15' 1") Featuring stylish laminate flooring and a classic stove set within a wooden fireplace creating a warm and inviting ambiance.

Dining Room: 3.13m x 3.52m (10' 3" x 11' 7") This bright and spacious dining room features stylish tiled flooring and a PVC sliding door to the rear garden, allowing plenty of natural light. An elegant archway creates an open-plan flow to the kitchen, enhancing the sense of space.

Kitchen/Dining Room: 4.39m x 3.51m (14' 5" x 11' 6") This well-appointed fitted kitchen/diner with tiled flooring offers ample storage with stylish wooden cabinetry, built-in oven, and a hob.

Guest WC: 1.21m x 1.81m (4' 0" x 5' 11") With tiled flooring, wc and wash hand basin.

Utility Room: 1.18m x 1.48m (3' 10" x 4' 10") With tiled flooring, plumbed for appliances. PVC door leading to the rear.

## First Floor:

Landing: 3.47m x 1.04m (11' 5" x 3' 5") With carpet flooring.

Bedroom 1: 2.70m x 5.26m (8' 10" x 17' 3") Bright and spacious master bedroom with cosy carpet flooring, featuring extensive built-in wardrobes that offer ample storage.

Bedroom 2: 2.47m x 4.15m (8' 1" x 13' 7") Laminate flooring and built in wardrobe.

Bedroom 3: 2.54m x 3.57m (8' 4" x 11' 9") Laminate flooring and built in wardrobe.

Bathroom: 2.51m x 1.47m (8' 3" x 4' 10") Featuring a corner shower enclosure with an electric shower, wash hand basin and WC. Fully tiled for a clean and modern look, enhanced by a skylight allowing natural light to brighten the room.

## Outside and Services:

Features: Beautifully presented and meticulously maintained 3/4 bedroom semi-detached home.

Prime location in a mature, highly desirable neighbourhood.

Private setting not overlooked at end of quiet cul-de-sac with no through traffic.

Garden to front with spacious off road parking and side entrance.

Large private low-maintenance garden to rear and patio.

uPVC double glazed windows.

Oil fired central heating.

A host of amenities on the doorstep including Cove Stores, the Ritz bar, Tramore Golf Club and the Coastguard Cultural Centre and Café.

Located close to schools, shops, bus route, the town centre and the beach.

## Directions

X91 X3W4

## BER Details

BER C2 118168418

## Stamp Duty

Stamp duty @1%

