



**GRIFFIN**  
AUCTIONEERS



Springfield  
Tramore  
Waterford

€440,000

PRSA Licence No.  
001644-001882

## Property Description

Griffin Auctioneers are excited to present No. 1 Springfield to the market, a rare opportunity to own a beautifully refurbished three-bedroom detached bungalow in one of Tramore's most desirable and sought-after residential areas. This attractive home is perfectly located in a quiet cul-de-sac off the Old Waterford Road and is just a short walk from Tramore Town Centre, Tramore Beach and Promenade, shops, schools, and all essential amenities offering unparalleled convenience. Bungalows in this prime location seldom come to the market, making this a must-see property.

Sitting on a generous site, this property boasts well-maintained gardens to the front, side, and rear, enhancing its kerb appeal and providing ample outdoor space for relaxation and entertaining. The spacious garden features a large side section, a well-kept lawn, and a large stone patio ideal for outdoor dining or enjoying the sunshine. To the front, there is ample parking alongside a garage, offering additional storage or potential for conversion, while a storage shed in the rear garden provides practical space for tools and outdoor equipment.

Inside, the property extends to 1,300 sq. ft., featuring a spacious open-plan kitchen, lounge, and dining area with beautiful south-facing views of Tramore Bay, the sandhills and back strand, a bright and airy sunroom, a modern shower room, and three well-proportioned bedrooms, including a master bedroom with an ensuite and walk-in wardrobe.

Refurbished to modern standards, this home boasts an impressive C1 energy rating, achieved through the installation of 10 solar panels, double glazed windows and oil-fired central heating, ensuring energy efficiency and lower running costs. The contemporary design, combined with its practical layout, offers both style and comfort in a home that's move-in ready.

Location is key, and this property truly delivers. Whether it's a leisurely stroll to Tramore's stunning beach and vibrant promenade, a quick trip to the town centre, local shops, restaurants, and schools,



## Ground Floor:

Entrance Hall: 1.37m x 4.22m (4' 6" x 13' 10") The entrance hall boasts a stylish PVC composite front door and solid oak flooring. It also provides convenient access to the attic via Stira stairs and includes a hot press for added storage.

Open Plan Kitchen/Lounge/Dining Room: 5.12m x 7.34m (16' 10" x 24' 1") The open-plan kitchen, lounge, and dining area features oak timber flooring and is south-facing, offering stunning views of the Sandhills, Back Strand, and bay. The space is enhanced by recessed lighting, a fitted kitchen with integrated oven, dishwasher, and hob, along with a breakfast bar and a wood-burning stove. A large Velux window fills the room with natural light, while French doors open onto the rear garden.

Back Hallway: 1.20m x 2.24m (3' 11" x 7' 4") Features tiled flooring and provides access to the sunroom, garage, and garden.

Sun Room: 3.70m x 1.91m (12' 2" x 6' 3") Features laminate flooring, the sunroom is south facing and designed to capture an abundance of natural light, creating a bright and cheerful atmosphere that extends throughout the room.

Shower Room: 2.63m x 1.65m (8' 8" x 5' 5")

Bedroom 1/Office: 3.33m x 2.45m (10' 11" x 8' 0") Features cosy carpet flooring with built-in book shelves. Versatile room perfectly suited as an office or a bedroom

Master Bedroom 2: 2.89m x 3.24m (9' 6" x 10' 8") Spacious master bedroom featuring cosy carpet flooring.

Shower Room: 1.88m x 3.02m (6' 2" x 9' 11") The en suite off the master bedroom is stylishly tiled throughout and features a WC, wash hand basin, and a walk-in shower unit.

Walk-in wardrobe: 3.03m x 1.96m (9' 11" x 6' 5") Walk-in wardrobe providing ample storage.

Bedroom 3: 4.09m x 3.38m (13' 5" x 11' 1") Features laminate flooring, built-in wardrobes and shelving.

Garage: 3.00m x 4.00m (9' 10" x 13' 1") The garage is plumbed for appliances and features fitted shelves and countertops, along with a wash hand basin and a Firebird burner for central heating.

## Outside and Services:

Features: Beautifully refurbished 3-bedroom detached bungalow.

Energy-efficient C1.

Oil-fired central heating.

Walls pumped with bead insulation.

Attic insulation increased to 30cm with rockwool. Partially floored.

House fully rewired and plumbed in 2016, including new oil-fired central heating boiler.

8kw Swedish Wood Burning stove

Solid Oak wide plank flooring in the hall and living room.

Pumped shower in en-suite.

UPVC double glazing is throughout, from the kitchen to the utility.

New UPVC double glazed front door fitted 2 years ago.

East facing kitchen/dining room windows for morning sun all year.

South facing patio doors in living area.

Sunroom fitted with 50mm Insulated plasterboard in addition to pumped walls, new UPVC Tilt and turn window.

55 sqmt south facing patio with Sandstone paving.

Small West facing patio.

New oil tank.

Exterior sockets are fitted in the front and rear. There is one with camper van connection.

Gateway widened to accommodate easy parking for up to 4 cars.

Fibre Optic internet, router in the hot press.

New attic stairs installed.

Solar: 10 x350w Panels giving max 3.5kw. Inverter is rated to 5kw, allowing 2 more panels.

Spacious, well-maintained gardens surrounding the property.

Garage offering additional storage or conversion potential.

Large rear patio, perfect for outdoor dining and relaxation.

Shed for extra storage.

Superb location near Tramore town centre, the beach, promenade, and all amenities.

## Directions

X91 TV72

## BER Details

BER C1

## Stamp Duty

Stamp duty @1%

