



The Estuary, Somerville
Tramore
Waterford

€315,000

PRSA Licence No.
001644-001882

Property Description

Located in the highly sought-after Somerville residential estate, this stunning three-bedroom semi-detached home is beautifully presented in turn-key condition, offering an exceptional blend of style, comfort, and convenience. Boasting a superb location overlooking The Estuary and opposite a green area, this residence provides an excellent opportunity to settle in one of Tramore's most popular neighbourhoods.

From the outset, the home impresses with its new PVC composite front door, leading into a bright and welcoming entrance hall. Thoughtful upgrades throughout, including elegant flooring, stylish doors, and a modernised kitchen, enhance the home's aesthetic appeal and functionality. The spacious living room offers a warm and inviting space to relax, while the adjoining dining area seamlessly connects to the contemporary kitchen, ideal for both everyday living and entertaining. A convenient guest WC completes the ground floor.

Upstairs, the property features three generously proportioned bedrooms, including a master with a sleek en suite and a main bathroom. The property boasts double-glazed PVC windows and gas-fired central heating.

Outside, the south-facing rear garden is a true highlight offering a sun-filled space perfect for outdoor dining, gardening, or simply unwinding in privacy. A spacious decking area extends from the house, providing an ideal spot for relaxation or entertaining guests. A cobblelock driveway at the front offers ample off-street parking, with a gated side entrance allowing easy access to the rear garden.

Somerville's premier location places residents within easy reach of Tramore's stunning 5km beach, scenic promenade, and rolling sand dunes. Essential amenities, including schools, shops, and public transport, are all close by, as are popular sports clubs. For commuters, the nearby main Waterford road ensures quick access to surrounding areas, with Waterford City just a 10-minute drive away.



Ground Floor:

Entrance Hall: 1.8m x 5.04m (5' 11" x 16' 6") The new PVC composite front door opens into a bright and welcoming hall with sleek laminate flooring and recessed lighting. An alarm pad is conveniently positioned for easy access and security.

Lounge: 3.59m x 4.75m (11' 9" x 15' 7") The lounge is a stylish and inviting space, beautifully designed with warm laminate flooring, recessed lighting, and a large bay window that floods the room with natural light. A sophisticated fireplace with a sleek stove insert adds both warmth and charm, complemented by elegant coving. The built-in cabinetry provides stylish and practical storage and enhances the modern finish. Double doors lead seamlessly into the kitchen/dining room.

Kitchen/Dining Room: 5.51m x 3.73m (18' 1" x 12' 3") This beautifully designed open-plan kitchen and dining area with warm laminate flooring boasts sleek white cabinetry and integrated appliances, including a cooker, gas hob, fridge/freezer, and dishwasher. Recessed lighting enhances the bright and airy atmosphere, while French double doors open onto the decking area, seamlessly connecting the space to the sun-filled south-facing rear garden.

Guest WC: 0.75m x 1.70m (2' 6" x 5' 7") Convenient guest WC with tiled flooring, wash hand basin and WC.

First Floor:

Landing: 2.12m x 3.49m (6' 11" x 11' 5") Carpet flooring with convenient Stira access to the attic.

Bedroom 1: 2.12m x 2.71m (6' 11" x 8' 11") Cosy carpet flooring and built in wardrobe.

Bedroom 2: 2.63m x 4.06m (8' 8" x 13' 4") The master bedroom features plush carpet flooring and built-in mirrored wardrobes that enhance the sense of space.

En suite: 2.30m x 1.45m (7' 7" x 4' 9") Stylish en suite featuring mosaic-pattern tiled flooring that adds a touch of elegance. It includes a T90 electric shower, WC, and wash hand basin.

Bedroom 3: Cosy carpet flooring, built in wardrobe.

Bathroom: 2.04m x 2.18m (6' 8" x 7' 2") The main bathroom is beautifully tiled and features a bath with an overhead shower, WC and wash hand basin.

Outside and Services:

Features: Stunning 3 bed semi in prime location in the sought-after Somerville estate overlooking The Estuary.

Turn-key condition beautifully presented with high-quality upgrades throughout.

Cobblelock driveway to front with off-road parking and side entrance.

South facing garden to the rear with decking and a shed.

Gas-fired central heating.

Double glazed windows.

A host of amenities are located within walking distance including Tramore Beach, promenade, sandhills, shops, schools and Tramore soccer and GAA clubs.

Easy access to the main Waterford road.

Directions

X91 K6XP

BER Details

BER C1

Stamp Duty

Stamp duty @1%

