

FOR SALE BY PRIVATE TREATY

**Waterford Road, Crobally Upper, Tramore, Co
Waterford**

Guide Price: €470,000



Architecturally designed and an ICF Build, this two-storey residence measuring approximately 1800 sq ft. External finish and landscaping will be completed. Builders finish internally.

The ground floor consists of entrance lobby, utility room, a large den area that could be utilised as an office space and a wet room/wc.

The first floor has three bedrooms, all dual aspect with French doors in main bedroom and the lounge area opening out onto the garden. An extensive open plan lounge, kitchen, and dining room with access to the balcony, the garden and the main bathroom.

Ample parking is provided to the front of the development.

Tramore beach is just minutes' walk from the property and it is within close proximity to local shops, bars, restaurants, local primary and secondary schools.

Tramore is well known as one of the best places in Ireland for its beautiful sandy beach, water sports including surfing, windsurfing, kayaking and the magnificent Copper Coast. With traditional pubs, restaurants and much more, Tramore has lots to offer both the holiday maker and full-time resident.

Please contact sole selling agent Carmen Walsh at Manor Properties to arrange a viewing on (086) 8151765 or (051) 304911.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations take place through Manor Properties. Whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.

Specifications

Exterior

The Property is an ICF build.

Roofs are constructed with pressurised timber & trocol finish.

High-performance triple-glazed PVC windows, fascia & soffits and two French doors.

Garden space with access from the side of the house and bedroom through French doors. Steps to the side of the house allowing access to the garden with a tarmac driveway to the front of the property.

Internal

Solid Shaker Doors with architrave skirting to match.

Fully fitted timber stairs with glass side panels.

Laminate floor throughout.

High quality tiling to floors and walls in main bathroom and wet area.

Fully fitted kitchen included or the equivalent of €5,000 towards own choice.

A high efficiency air to water heat pump serves the heating and hot water requirements.

Under floor heating.

Energy efficiency

A1 BER energy rating.

Constant Airflow Ventilation System reducing energy needs.

Media/Communications

Wired for high-speed broadband.

Telephone & TV points in all living areas.

Satellite TV point in main living room.

USB charging points throughout.

The house is wired to suit multiple TV/Broadband providers.

Security and safety

Smoke detectors fitted throughout (mains powered with battery backup).

Carbon monoxide detection.

Multi locking system to all windows and doors.

Safety restrictors provided on upper floor windows.



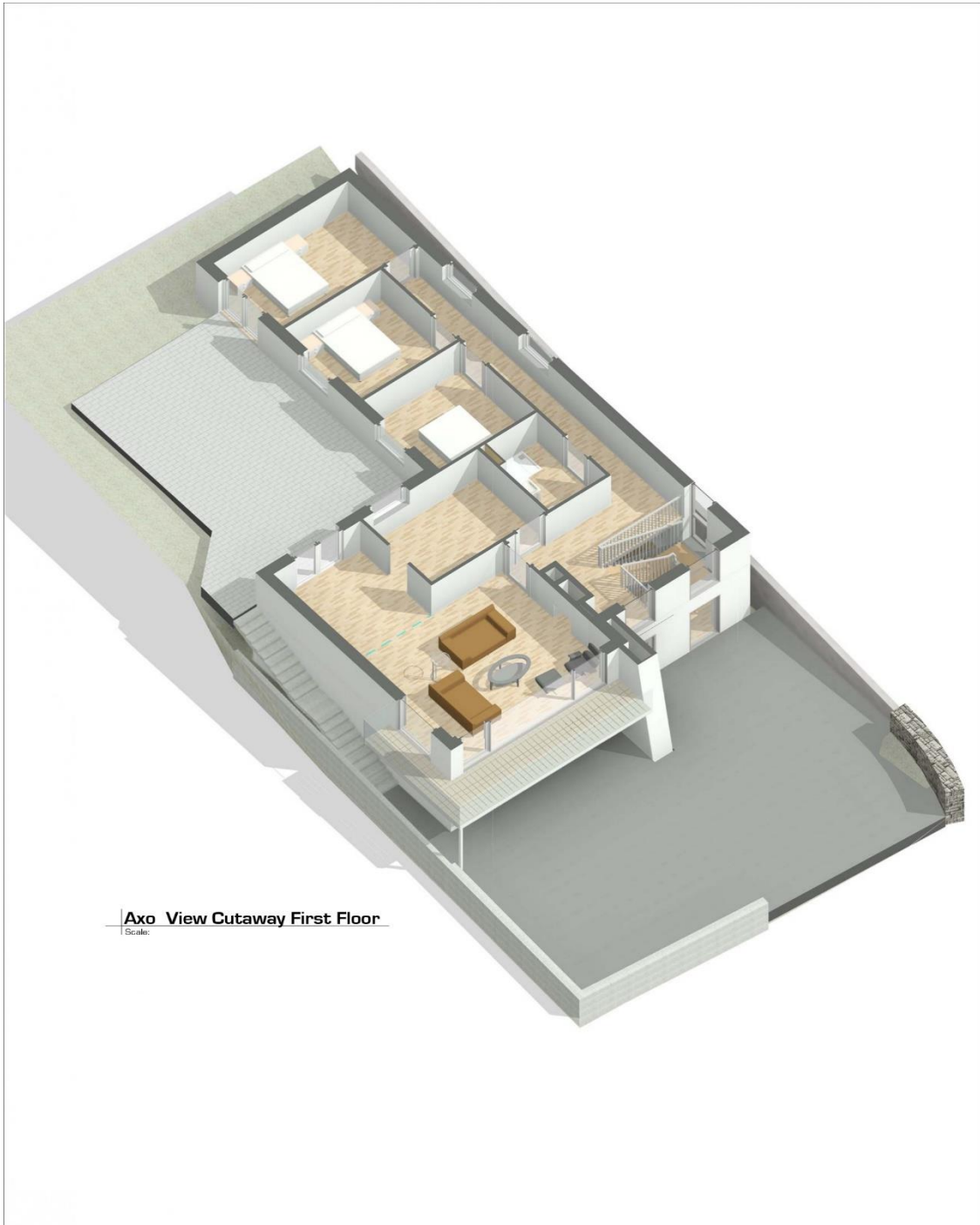
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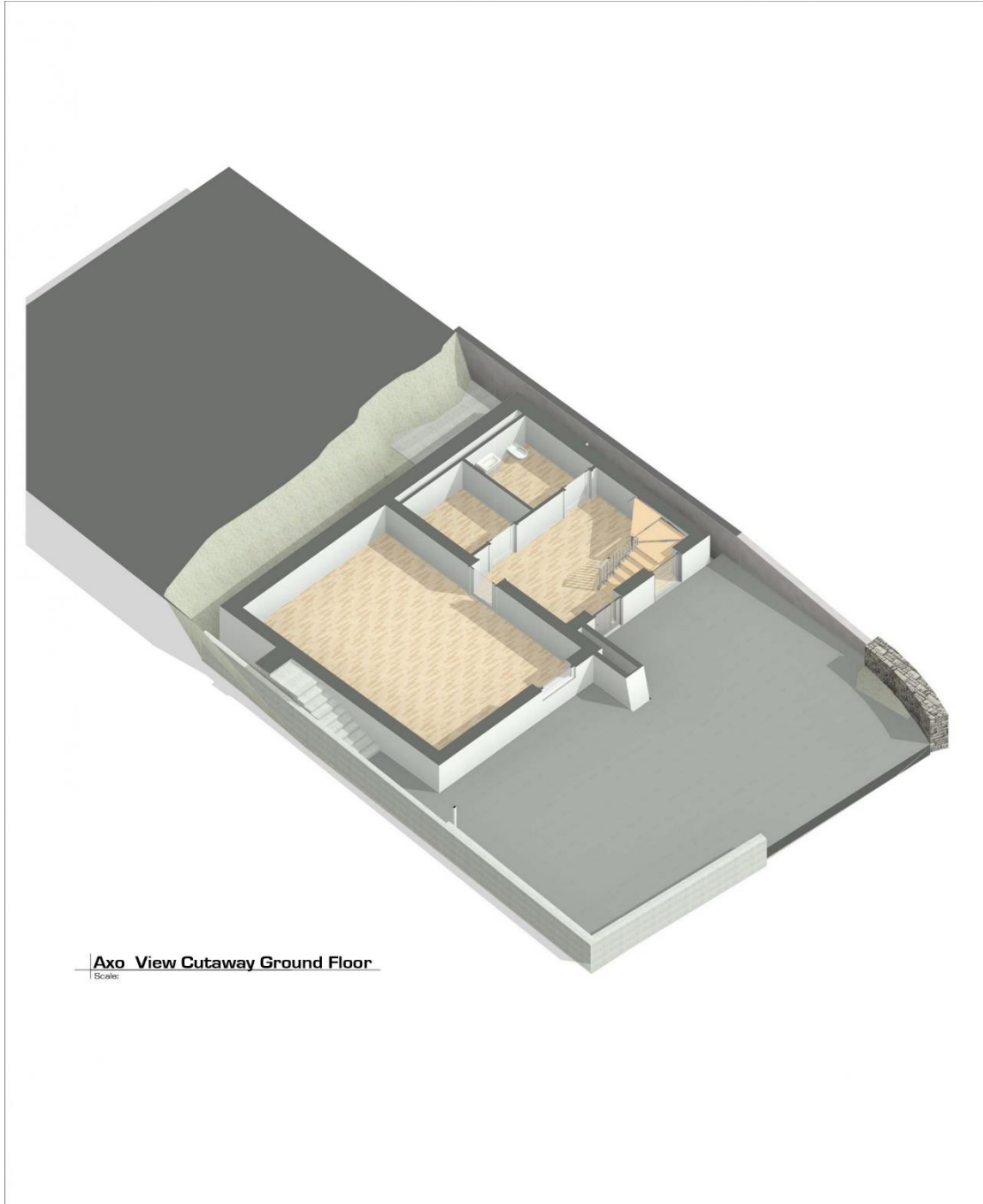
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