



Tramore Road  
Coolgower  
Waterford

€535,000

PRSA Licence No.  
001644-001882



### Property Description

Superbly located 4 bedroom detached family home resting on a beautiful, private and mature circa 1.5-acre site on the Tramore Road to Waterford City. This very attractive property is bound to appeal because of its enviable location close to the Ballindud roundabout which leads to Waterford City, IDA, Whitfield and University Hospital Waterford, as well as being situated within a few minutes drive to the seaside resort town of Tramore. 'Coolgower House' rests on a magnificent site with an orchard, a detached garage and a large workshop, the accommodation is 2500 sq.ft in size. Viewings are highly recommended.

Accommodation includes: Entrance Hall, kitchen, lounge, sunroom, hall, 4 bedrooms (master en suite), and bathroom.





## Ground Floor:

Entrance Hall: 5.49m x 5.84m (18' 0" x 19' 2") Very impressive large double door entrance, carpet flooring, hot press, press with appliances, multi fuel cast iron stove back boiler, radiator cabinet, window light, double set of French doors leading to sun room.

Kitchen/Dining room: 4.34m x 6.35m (14' 3" x 20' 10") Tiled flooring, fitted shaker style with ash/walnut contrast, French double doors to south facing patio.

Lounge: 5.80m x 4.66m (19' 0" x 15' 3") /2.22m x 2.27m Laminate timber flooring, cast iron solid fuel stove, reading area, TV point.

Sun room: 5.63m x 6.60m (18' 6" x 21' 8") /1.75m x 4.98m .Natural flagstone flooring, doorway leading to rear garden.

Hall: 1.12m x 4.52m (3' 8" x 14' 10") /10.58m x 1.11m. Carpet flooring, hot press, storage cupboards, radiator cabinet.

Bedroom 1: 4.85m x 3.14m (15' 11" x 10' 4") Laminate timber flooring nd built in wardrobe.

Bathroom: 3.32m x 3.43m (10' 11" x 11' 3") Bath with shower, shower unit massage pressure jets & steam generator with built in sound system, wc, wash hand basin and bidet.

Bedroom 2: 3.29m x 3.38m (10' 10" x 11' 1") Carpet flooring, built in wardrobe, doorway leading to sun room.

Bedroom 3: 3.28m x 3.40m (10' 9" x 11' 2") Carpet flooring, built in wardrobe and doorway leading to sun room.

Bedroom 4: 4.65m x 3.69m (15' 3" x 12' 1") Carpet flooring, built in wardrobe, doorway leading to sun room, TV point, styra to attic.

En suite: 4.57m x 1.78m (15' 0" x 5' 10") Bath, separate shower, wc and His and Hers sinks.

Detached garage: 21' 0" x 16' 10" (6.40m x 5.13m) Can be used as hobby room/store.

Workshop/Hobby room: 19' 0" x 13' 6" (5.79m x 4.11m)

## Outside and Services:

Features: The detached property is situated on a c. 1.5 acres site with a living area of c. 2564 sq.ft.

Extensive gardens with orchard, patio area, vegetable patch, fire pit area and indestructible green house.

Great opportunity to extend (subject to planning permission)

The property is on a cycle way and close to the ring road.

Detached garage.

Walls pumped 4" cavity.

Double glazed windows.

Dual central heating, oil and 22 KW multifuel back boiler cast iron enamel stove.

Multifuel stove in lounge coupled with fan assisted air-ducting system.

Private well.

Pump system - Aquarius.

Septic Tank.

Ample stove fuel on site.

Economical to heat with warm-air system since BER.

Ample parking area.

Shed.



T: 051 330 569  
E: [info@griffinauctioneers.com](mailto:info@griffinauctioneers.com)  
W: [griffinauctioneers.com](http://griffinauctioneers.com)

Main Street,  
Tramore,  
Co. Waterford.

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V.A.T. No.  
48082200