



GRIFFIN
AUCTIONEERS



Seanrod, Crobally Upper
Tramore
Waterford

€675,000

PRSA Licence No.
001644-001882

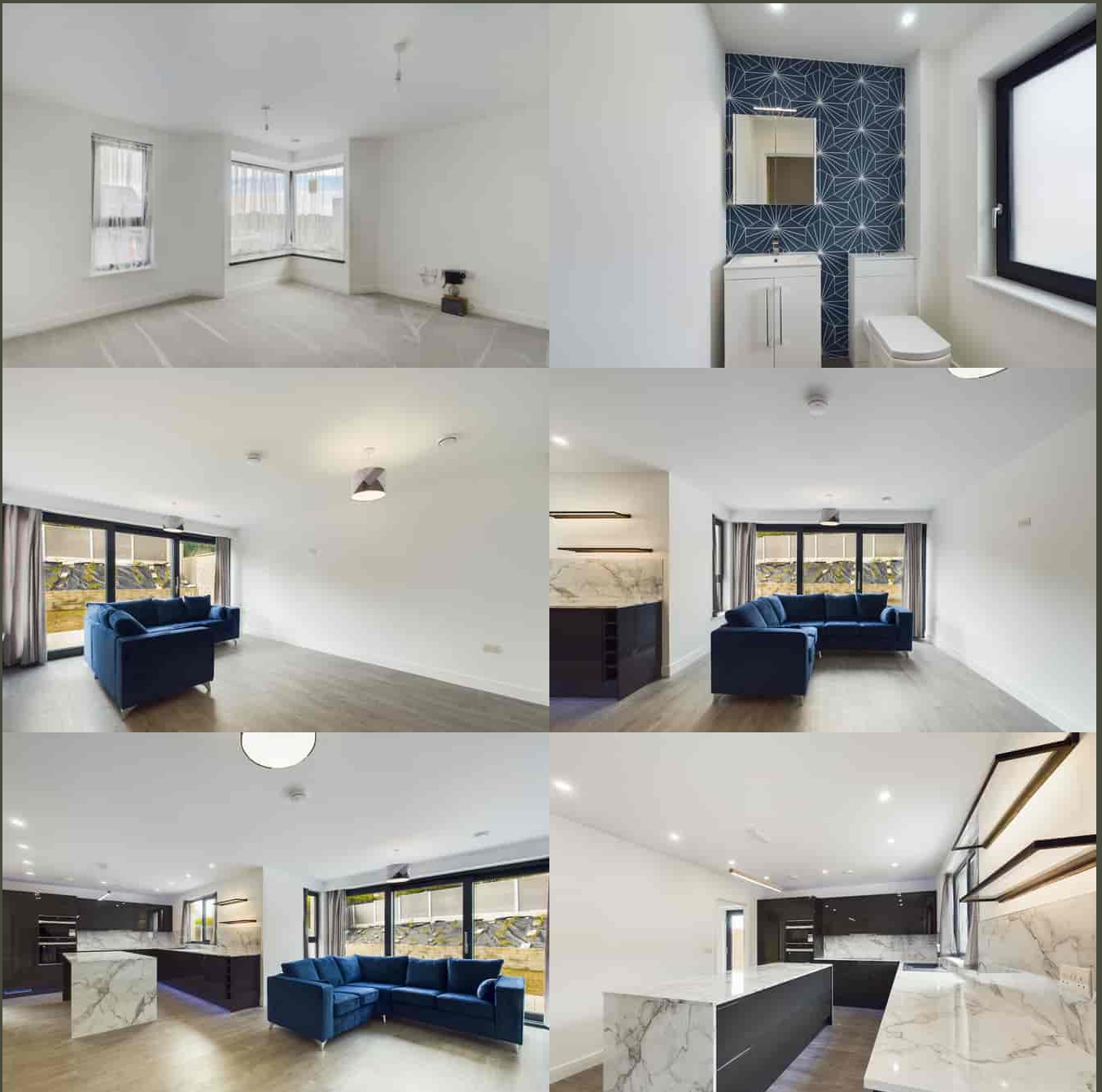
Property Description

This architecturally designed A1 rated 4 bedroom family home is a stunning example of contemporary living at its best. Situated on a unique niche one-off development, this property boasts breathtaking views of Tramore Beach, Brownstown Head, and Saleens. With all bedrooms en suite, this home is perfect for families seeking both style and functionality.

Conveniently located within walking distance to the beach, GAA club, soccer club, and schools, this property offers easy access to everything the area has to offer. The private south-west facing garden to the rear is perfect for outdoor entertaining and relaxation.

Inside, the property is bright, spacious, and filled with natural light. The open-plan living space provides the perfect setting for modern family life, while the sleek and stylish design creates a warm and welcoming atmosphere that's sure to impress.

This must-see stand-out property is truly one-of-a-kind, and appointments to view are strictly by prior arrangement through the sole selling agent, Michael Griffin. Don't miss your chance to experience the best in contemporary family living – contact Michael today to arrange your viewing.



Ground Floor:

Entrance Hall: 5.29m x 1.85m (17' 4" x 6' 1") As you step through the composite front door, you'll be greeted by the warm glow of the LED strip lights that illuminate the open staircase and guide you up to the upper floors. The entrance hall is finished with beautiful timber laminate light oak flooring, which adds a touch of natural elegance to the space. With its modern design and high-quality finishes, the entrance hall sets the tone for the rest of the property, offering a stylish and welcoming first impression to guests and residents alike.

Lounge: 4.50m x 4.22m (14' 9" x 13' 10") The lounge room is a real highlight of this property, offering a bright and airy space that's perfect for relaxing and entertaining. The large feature corner window floods the room with natural light, creating a warm and inviting atmosphere that's sure to make you feel at home. With plenty of space for comfortable seating and a range of stylish furnishings.

Guest wc: 1.71m x 1.82m (5' 7" x 6' 0") The guest WC is both functional and stylish, with beautiful cushioned vinyl flooring and wall tiles that create a clean, modern look. The vanity unit is fitted with a sleek basin that's perfect for washing up, and there's plenty of storage space for towels and toiletries. The mirrored wall cabinet adds an extra touch of convenience, with its sophisticated design and attention to detail, the guest WC is sure to impress both guests and residents alike.

Storage/Cloak room: 1.38m x 1.82m (4' 6" x 6' 0") The storage room is a practical space that's perfect for keeping your belongings organized and out of sight. With plenty of room for shelves, boxes, and other storage solutions, this room is a versatile space that can be customized to suit your needs.

Plant room: 2.27m x 1.46m (7' 5" x 4' 9")

Open plan Kitchen/Dining/Living Room: 3.38m x 4.48m (11' 1" x 14' 8") & 5.65m x 3.79m. The open plan kitchen/dining/living room is the heart of this property, offering a spacious and stylish space that's perfect for modern living. The wooden laminate light oak flooring adds a touch of warmth and natural beauty to the space, while the fully fitted kitchen features high gloss units and integrated appliances that offer both style and functionality. The LED strip lighting and LED glass shelving create a contemporary look that's both chic and practical, while the breakfast bar is the perfect spot for casual dining or entertaining guests. The L-shaped sofa offers plenty of comfortable seating and is the perfect place to relax and unwind after a long day. The aluminum sliding doors provides easy access to the patio area, where you can enjoy the fresh air and sunshine in your own private outdoor space. With smoke and carbon monoxide alarms installed for your safety, you can enjoy the peace of mind that comes with knowing your home is safe. With its combination of style, comfort, and practicality, the open-plan kitchen/dining/living room is the perfect space for both everyday living and entertaining guests.

Utility: 2.28m x 1.46m (7' 6" x 4' 9") The utility room is a practical space that's perfect for taking care of household chores. With its built-in high gloss floor units, sink, and plumbing for appliances, this room is designed to make laundry and other tasks a breeze.

First Floor:

Landing: 2.02m x 3.52m (6' 8" x 11' 7") The landing is a bright and contemporary space that's both stylish and welcoming. With its large window and modern decor, this area is flooded with natural light and exudes a sense of warmth and comfort. The contemporary design features sleek lines, neutral colors, and carefully chosen accents that create a cohesive and inviting atmosphere.

Master Bedroom 1: 4.76m x 4.21m (15' 7" x 13' 10") Master Bedroom 1 is a luxurious space that's designed for both comfort and style. The highlight of this room is the mirrored walk-in wardrobe, which features a clever design with a hidden door that provides easy access while maintaining a streamlined and uncluttered look. The feature corner window floods the room with natural light and offers views over the green open space to the front of the property.

Walk-in wardrobe: 3.17m x 1.78m: Carpet flooring.

En suite bathroom: 3.16m x 1.96m (10' 4" x 6' 5") The walk-in bathroom is a spacious and elegant space that's perfect for relaxation and pampering. The cushioned vinyl floor and walls are tiles, creating a clean and contemporary look that's easy to maintain. The L-shaped bath with shower is the perfect spot to unwind after a long day, while the mirrored wall unit over the vanity unit with basin provides ample storage space for your toiletries and other essentials. The wc and wall cabinet are additional features that add both style and functionality to the room.

Bedroom 2: 3.52m x 4.22m (11' 7" x 13' 10") Bedroom 2 is a beautiful double bedroom that's both bright and spacious. The large window floods the room with natural light, creating a warm and inviting atmosphere that's perfect for relaxation and rest. The generous size of the room offers plenty of space for a comfortable bed, as well as additional furniture such as a wardrobe, dresser, or desk.

En suite: 2.04m x 2.39m (6' 8" x 7' 10") The en suite in Bedroom 2 is a stylish and functional space that's perfect for your daily routine. The cushioned vinyl floor and tiled walls, create a clean and modern look that's easy to maintain. The wc, mirrored wall cabinet over the vanity unit with basin, and shower are all designed with both style and functionality in mind.

Bedroom 3: 3.38m x 3.76m (11' 1" x 12' 4") Bedroom 3 is a spacious and comfortable double room with plush carpet flooring and a large window that floods the space with natural light.

En suite: 2.11m x 2.53m (6' 11" x 8' 4") The en suite in Bedroom 3 is a stylish and functional space with cushioned vinyl tiled floor and tiled walls, a mirrored wall unit over the vanity unit with basin, a wc, and a skylight. This sleek and modern design provides both style and functionality, creating a space that's perfect for your daily routine.

2nd Floor:

Landing: 2.01m x 1.53m (6' 7" x 5' 0") The landing on the second floor is a bright and spacious area with carpet flooring.

Study/Office: 3.37m x 3.76m (11' 1" x 12' 4") The study/office is a beautiful space with carpet flooring and a feature corner window with a built-in window seat that provides stunning elevated views to Tramore Bay. This cozy and inviting room is perfect for work from home or study, offering a peaceful and inspiring atmosphere that's sure to boost your creativity and productivity.

Bedroom 4: 3.37m x 3.76m (11' 1" x 12' 4") Bedroom 4 is a bright and spacious room that provides a comfortable and welcoming space to relax and unwind. With its large window and neutral decor, this room is filled with natural light and offers a versatile layout that can be customized to suit your needs. Whether you're using it as a bedroom or a guest room, you'll appreciate the warm and inviting atmosphere that Bedroom 4 provides.

En suite: 3.37m x 3.76m (11' 1" x 12' 4") En suite 4 features cushioned vinyl flooring, tiled walls, a wc, wall unit, and a vanity unit. This functional and modern design provides a comfortable and stylish space that's perfect for your daily routine. Whether you're getting ready for work or unwinding after a long day, En suite 4 provides everything you need to feel refreshed and rejuvenated.

Outside and Services:

Features: Super-fast fibre broadband.

A1-rated detached family home.

Architecturally designed Fewer Harrington & Partners.

Unique one-off niche development.

Spectacular sea views to the beaches at the Saleens and Brownstown Head to the Promenade in Tramore.

Looking onto green open space.

Off-road parking for 5 cars.

Outside: Lighting, water tap, waterproof double socket, power supply to take future EV charger. Concrete posts with the latest maintenance-free Eurocell ECO fence composite boards.

Bamboo composite decking.

GSE in-roof PV 6KW system.

KSTAR BluE-S 5000D Invertor+5KW battery storage.

H2O A+ Hybrid 268L hot water cylinder.

Ecovolt CEP heating system.

Brookvent Aircycle 3.1 Digital Range MHRV.

Wolfguard smart home alarm system.

All of the technology can be programmed + controlled via Apps giving maximum efficiency.

OKNOPIAST Triple glazing throughout.

OKNOPLAST Aluminium triple-glazed patio doors.

Directions

X91 WKV7

BER Details

BER A1 116078544 11.59 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.



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