



Islandkeane East, Fenor
Tramore
Waterford

€560,000

PRSA Licence No.
001644-001882

Property Description

Welcome to your dream family home! This stunning detached 4-bedroom residence is conveniently located only 3 km's from Tramore and only 20 mins drive to Waterford City, offering the perfect blend of countryside and coastal living with accessibility & convenience. Situated on a private site with manicured lawns spanning 0.9 acre, this unique property is truly exceptional.

One of the main highlights of this property is the amazing outdoor heated swimming pool, perfect for year-round enjoyment and relaxation. The outdoor kitchen/bar area provides a fantastic space for entertaining friends and family, making this home an entertainer's paradise.

In addition to the fabulous pool and outdoor entertaining space, this property also features a cozy log cabin, providing a charming retreat for relaxation or a home office. For those with equestrian interests, there are 3 stables and an additional workshop/shed, offering plenty of space for hobbies or storage.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 1.82m x 4.49m (6' 0" x 14' 9") /1.2m x 13.37m Welcoming hallway with marble floor tiles and recessed ceiling lights.
Bedroom 1: 3.05m x 3.64m (10' 0" x 11' 11") Laminate flooring.
Bedroom 2: 4.12m x 4.38m (13' 6" x 14' 4") Laminate flooring, built-in wardrobes, solid fuel cast iron stove.
En suite: 2.30m x 1.67m (7' 7" x 5' 6") Tiled flooring, wc, whb, T90 electric shower.
Bedroom 3: 4.25m x 3.39m (13' 11" x 11' 1") Laminate flooring.
Bathroom: 2.31m x 3.36m (7' 7" x 11' 0") Tiled throughout, wc, whb, shower unit.
Bedroom 4: 3.63m x 3.05m (11' 11" x 10' 0") Laminate flooring.
Lounge: 4.46m x 4.99m (14' 8" x 16' 4") Carpet flooring, cast iron solid fuel stove with marble surround, TV point.
Open plan Kitchen/Dining room: 3.93m x 10.32m (12' 11" x 33' 10") The property features a gorgeous hand-painted solid maple kitchen, giving you the option to change cabinet colours in the future if desired. The large kitchen island features a granite worktop and breakfast bar. Additional features of the kitchen include: Smeg 5 burner gas hob, an Integrated double oven, and an additional integrated eye-level oven giving a total of three integrated ovens - ideal for entertaining or for a large family. Integrated microwave. Baumatic built-in professional espresso/coffee machine with a milk frother. Integrated extractor fan. Pull out larder unit. 30 kw dual-fuel boiler stove connected to all radiators giving you the option to heat the entire home without depending on oil.
Utility: 2.31m x 2.35m (7' 7" x 7' 9") Plumbed for appliances, fitted storage shelves and access to the rear.
Guest WC: WC, whb.
Orangery/Conservatory room: 3.96m x 4.76m (13' 0" x 15' 7") The gardens and outdoor kitchen are accessed through an exquisite orangery featuring two sets of French doors. The double-glazed roof lantern features a chandelier and detailed cornice while the orangery also includes downlights and wall lights to set the mood for any occasion. The room is flooded with natural sunlight and can be used as a large dining area or relaxing as you take in the beautiful gardens. The Orangery can be separated from the kitchen if needed using the pocket doors or the space can be opened up to give a huge open-plan kitchen/dining/living room.
Attic: A stairs in the dining area leads to the attic space with Velux windows.

Outside and Services:

Features: LOCATION:

Less than 3 minute's drive from Tramore and only 20 minute's walk from both Garrarus Beach and Kilfarrasy Beach

BUILT/AGE:

2000.

SITE SIZE:

c. 0.9-acre site.

ENTRANCE:

The property is accessed via remote-opening electric gates with key fobs and keypads giving excellent security. The entire property is surrounded by mature trees and hedging giving total privacy. A large driveway offers ample parking for many vehicles to the front, side, and rear of the property.

HEATING:

Oil-fired central heating with smart app controls.

Back boiler from the stove in kitchen/dining room.

BER C1.

BROADBAND:

Fibre broadband is already installed offering speeds up to 500Mb.

SERVICES:

Mains water and septic tank.

STABLES:

Three large stables finished with a slate roof and automatic water drinkers are adjacent to the main house. Perfect for any equestrian use, this building would also be suitable for conversion to a granny flat/guest accommodation subject to planning permission.

A tack/feed room is accessed via a separate door, while to the rear of the stable block, a very large open barn includes up to six additional stables, which could be suitable for a multitude of uses such as a garage, workshop, or very large storage area.

SWIMMING POOL:

The property boasts a stunning newly constructed 6m X 3m in-ground heated saltwater swimming pool. High specification that includes a saltwater chlorinator that eliminates the need for chlorine, giving crystal clear water (Saltwater pools are gentler on the body & clothing than traditional chlorine pools. There is no harsh chlorine smell).

The water is softer, you don't need to store chlorine and they cost much less to maintain. The Pool is professionally constructed from reinforced concrete and beautifully finished in white glass mosaic tiles with granite coping. The pool is heated via six large solar panels and can also be heated via the home central heating system in winter if desired. The pool comes complete with an integrated high-spec pump, filter, automatic PH dosing system, and vacuum hose and brush for easy maintenance. This pool also has colour-changing LED lights, perfect for that night-time swim under the stars. The south-facing pool area is surrounded by high-quality maintenance-free artificial grass and benefits from full sun for almost the entire day.

OUTDOOR FIREPLACE:

The pool area is complimented by a purpose-built outdoor fireplace - fully lined and finished in outdoor porcelain tiles. High-quality outdoor furniture and cushions are included in the sale.

OUTDOOR KITCHEN/HOME BAR:

The rear of the property boasts a stunning large outdoor kitchen and bar area with a white concrete countertop clad in outdoor porcelain tiles requiring no maintenance. A huge 6-burner gas stainless steel BBQ is incorporated into the kitchen along with an outdoor sink and tap. The bar area includes a commercial under-counter bottle fridge, stainless steel storage drawers, stainless steel cabinets and a waste bin area neatly tucked away. The centrepiece of the home bar is a fully functioning draught beer system that includes a two-line cooler, gas bottle, full-size keg, and Guinness tap. Additional taps can be added to the system if required.

LOG CABIN:

Adjacent to the outdoor pool and outdoor kitchen is a beautiful log cabin with double French doors. Currently used to house a hot tub, this could also make a great home office, children's playroom, or garden room.

POND:

A large garden pond is filled with Koi, Goldfish, and water lilies and is surrounded by mature shrubs and trees including a stunning weeping willow.

Directions

X91 F3F9

BER Details

BER C1 116355983 171.02 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.



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