



Fieldstone
Tramore
Waterford

€475,000

PRSA Licence No.
001644-001882

Property Description

Superbly presented 4 bedroom detached family home located on a quiet cul de sac in the established and mature Fieldstone development in Tramore. The accommodation is generous throughout, with a large kitchen/dining room which has been recently upgraded, a large family lounge room and a sunroom to the rear. The site is plentiful with gardens front & rear, off-road parking, and light-filled patio areas at the rear of the house. This excellent home is bound to appeal and viewings are highly recommended.

Accommodation includes: Entrance Hall, kitchen/dining room, guest wc, lounge, sunroom, 4 bedrooms (master en suite) and bathroom.



Ground Floor:

Entrance Hall: 1.87m x 5.31m (6' 2" x 17' 5") Tiled flooring and alarm pad.

Kitchen/Dining room: 3.18m x 8.30m (10' 5" x 27' 3") Tiled flooring, fitted kitchen with centre piece island, PVC door to rear garden, coving, bay window and recessed lighting.

Guest wc: 1.58m x 1.58m (5' 2" x 5' 2") Fully tiled, wc and wash hand basin.

Lounge: 3.58m x 6.83m (11' 9" x 22' 5") Carpet flooring, bay window, solid fuel fire. Marble fireplace, TV point, TV point and coving, double doors to sun room.

Sun room: 3.28m x 4.69m (10' 9" x 15' 5") Tiled flooring, French double doors to rear garden and recessed lighting.

First Floor:

Landing: Hot Press, carpet flooring, Styra to attic, floored.

Bedroom 1: 3.07m x 3.09m (10' 1" x 10' 2") Timber flooring and built in wardrobes.

Bedroom 2: 3.09m x 3.02m (10' 2" x 9' 11") Timber flooring, built in wardrobe and TV point.

Bedroom 3: 2.37m x 2.79m (7' 9" x 9' 2") Timber flooring and built in wardrobe.

Bedroom 4: 3.58m x 3.81m (11' 9" x 12' 6") Timber flooring and built in wardrobe.

En suite: 1.94m x 1.60m (6' 4" x 5' 3") Fully tiled, wc, wash hand basin and T90 electric shower.

Bathroom: 1.69m x 2.32m (5' 7" x 7' 7") Fully tiled, wc, wash hand basin and T90 electric shower with bath.

Outside and Services:

Features: Alarmed.

Attic floored.

New fireplace.

Socket system on the island.

Built-in hoover on the island.

Oil fired central heating.

Mains services.

Off-road parking.

Garden to front & rear.

Patio to rear.

Upvc double glazed windows.

Built 2000.

Shed included.

Directions

X91 A5N8

Stamp Duty

Stamp duty @ 1%.

