



**GRIFFIN**  
AUCTIONEERS



Joint Agents



Cliff Road  
Tramore  
Waterford

€2,500,000

PRSA Licence No.  
001644-001882

## Property Description

Welcome to Gladonia, situated on the picturesque Cliff Road in Tramore, Co. Waterford. Nestled in the sunny south-east of Ireland, this vibrant seaside town provides the backdrop for this exceptional property. Resting on a generous 0.75-acre site, Gladonia enjoys an unrivaled location along the stunning Cliff Road, offering panoramic seaviews that encompass Tramore Bay, the pristine Tramore Beach, the iconic Sandhills, and the majestic Brownstown Head.

Gladonia presents an extraordinary opportunity to secure your dream family home. Originally built in 1990 by the renowned local builders R. McDonald & Sons, who are synonymous with crafting the finest homes in Tramore. Subsequently, the property was refurbished and extended in 2008, followed by a comprehensive renovation to the highest standards by its current owner. The result is an exceptional, one-of-a-kind residence, measuring 7225 sq.ft and commanding a spectacular elevated position overlooking Tramore Bay.



## Ground Floor:

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**Entrance Hallway:** 6.15m x 7.99m (20' 2" x 26' 3") As you step into Gladonia, a grand and luminous expanse welcomes you. The space is adorned with abundant natural light and is further enhanced by a meticulously handcrafted Gareth Dillon solid mahogany staircase, creating a captivating focal point. A striking feature gallery entrance beckons with its double doors, unveiling unparalleled panoramic views that stretch from Tramore Bay to the majestic Brownstown Head. The flooring is adorned with exquisite polished Italian marble tiles that radiate a sense of opulence and quality. This room is designed to perfection, with double doors offering access to both the inviting lounge and the spacious kitchen dining room, elegantly flanking the impressive staircase.

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**Lounge room:** 7.42m x 5.57m (24' 4" x 18' 3") The main lounge room stands as a haven of comfort and elegance. Its most captivating elements are the two expansive bay windows, offering breathtaking panoramas of Tramore Bay. Sunlight floods the room, creating an inviting and airy atmosphere. Its generous size ensures ample space for relaxation, while an antique fireplace with an open fire, a historic piece originally from Merrion Square graces the wall, imparting a touch of classic charm. The flooring, a solid antique pine hardwood, adds warmth and character, complemented by ornate cornicing that adorns the ceiling. Double doors provide a seamless connection to the hallway, enhancing the flow and grace of this remarkable space.

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**Open plan Living room:** 7.37m x 6.07m (24' 2" x 19' 11") The second lounge room takes center stage as the heart of family living, seamlessly integrated with the adjacent kitchen dining area. This open-plan design creates a cohesive and inviting space. Anchoring this room's elegance are two impressive bay windows, framing captivating seaviews of Tramore Bay and infusing the room with abundant natural light. Adding a touch of sophistication, four chandelier ceiling lights illuminate the space, while intricate cornicing in the ceilings accentuates the room's refinement. A focal point on the wall is the meticulously crafted handmade wall-mounted TV case in Walnut with Maple inlay by Garrett Dillon, complete with shelving and a bookcase, adding both functionality and aesthetic appeal.

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**Open plan Kitchen/Dining room** 7.39m x 5.70m (24' 3" x 18' 8") The kitchen/dining area stands as a testament to exquisite design and functionality. Adorned with a meticulously crafted handmade maple hardwood kitchen, the space exudes elegance. The floor units and tall units/appliance housing are in Walnut and the wall units are in Maple with Walnut inlay. Adding a touch of nautical charm, a themed island doubles as a dining bar, creating a unique focal point. Cream marble tiling graces the flooring, offering a gentle contrast against the warm tones of the maple wood. The open-plan layout not only bathes the space in natural light but also ensures breathtaking views of the bay.

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A dining area is thoughtfully nestled within the gallery bay window at the rear, offering an inviting spot for meals while enjoying the scenic surroundings. Recessed lighting illuminates the ceiling, while ornate cornicing adds a touch of sophistication. For added convenience, a secret door discreetly leads to the utility area, seamlessly blending practicality with the allure of the space.

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**Dining room:** 3.57m x 7.55m (11' 9" x 24' 9") Adjacent to the kitchen/living room, the main dining room offers a seamless connection through double doors. A distinctive feature of this room is the vaulted ceiling adorned with timber trusses, creating an inviting and airy ambiance. A 12-arm chandelier and 4 double-arm ceiling lights add a touch of elegance to the space.

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The dining room features an antique free-standing bar with bevelled mirrors and glass doors, adding vintage charm. Underfloor heating ensures comfort. The dining experience is enhanced by double doors that open up to a picturesque outdoor patio/BBQ area. From here, breathtaking views extend all the way to Tramore Beach, the iconic sandhills, and the majestic Brownstown Head. This outdoor oasis offers a perfect blend of comfort and stunning vistas, providing an ideal setting for gatherings and relaxation.

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**Laundry room:** 4.35m x 5.56m (14' 3" x 18' 3") In the laundry room, Italian polished cream marble flooring exudes elegance. Tall storage units in solid Walnut, fitted floor units in solid Walnut, and integrated washing machine and tumble dryer space. Additionally, there are wall units in solid Maple. Underfloor heating ensures a comfortable environment. A bay window fills the room with light, while coving adds a touch of style. A French door connects to the rear patio, and direct access to the tennis court enhances convenience.

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**Guest wc:** 2.71m x 3.62m (8' 11" x 11' 11") The space is tastefully presented with a solid walnut floor, graced with intricate ceiling coving and an exquisite 8-arm Italian chandelier, adding a touch of refinement. The bathroom showcases high-quality sanitary ware, embodying a commitment to both aesthetic and practical excellence.

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**Storage room:** 2.38m x 2.02m (7' 10" x 6' 8")

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**Hallway:** 3.40m x 1.78m (11' 2" x 5' 10") The hallway guides you to Gladonia's leisure zone, adorned with cream-polished Italian marble tiling that exudes sophistication. Recessed ceiling lights provide soft and welcoming illumination, while elegant coving in the ceiling adds a touch of architectural charm.

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**Leisure/Gym room:** 4.26m x 5.57m (14' 0" x 18' 3") Gladonia's leisure area epitomises the highest standards, catering to the needs of the modern active family. The home gym boasts an arrangement of weight-lifting machines and exercise equipment, providing ample options for fitness enthusiasts. A framed feature window offers a view of the adjoining swimming pool area, creating an aesthetic focal point. For an immersive experience, music can be piped through the ceiling speakers, enhancing the ambiance of this dedicated fitness space.

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**Hallway corridor in Spa area:** 2.17m x 1.28m (7' 1" x 4' 2") The corridor seamlessly connects the gym to the sauna/steam room, showers, and swimming pool area. Cream Italian marble tiles grace both the floor and the walls, adding a touch of luxury and visual appeal.

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**Sauna:** 1.72m x 1.62m (5' 8" x 5' 4") Crafted from exquisite Swedish hardwood pine, the sauna provides a comfortable space with ample seating for multiple individuals. The sauna door is elegantly designed with glass, offering a contemporary touch to this relaxation haven.

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Steam room: 1.69m x 2.07m (5' 7" x 6' 9") Immaculately tiled from floor to ceiling, the steam room offers a serene environment, ideal for post-workout recovery. This inviting space is meticulously designed to promote relaxation and rejuvenation.

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Guest wc: 1.91m x 0.94m (6' 3" x 3' 1") The guest WC is adorned with cream marble floor and wall tiles, showcasing a commitment to the highest quality of finishes.

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Shower room/Wet room: 1.56m x 1.73m (5' 1" x 5' 8") In the shower room, cream marble floor and wall tiles create a sophisticated backdrop. High-quality sanitary fittings grace the space, and multiple shower points offer a customisable experience.

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Shower room: 1.34m x 4.04m (4' 5" x 13' 3") A designated shower area for pre and post-swim activities features a cream marble floor and wall tiles. High-quality shower fittings complete the space, ensuring a convenient and pleasant experience.

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Indoor swimming pool and recreation area: 6.71m x 16.70m (22' 0" x 54' 9") Gladonia boasts a captivating swimming pool that stands as a remarkable highlight. This spacious pool area features 3 double French doors to the front leading to a front-facing patio/terrace area, offering breathtaking sea views. The space is adorned with unpolished Italian marble floors, lending a sense of timeless luxury. A natural stone perimeter wall adds character, while solid oak internal walls and ceiling infuse warmth.

The ambiance is elevated with a surround sound music system and mood lighting. The generously sized 15-meter heated swimming pool (with an approximate 5-foot depth throughout) is complemented by a 4-pax hot tub by Jacuzzi, inviting relaxation. Gas-powered underfloor heating ensures year-round comfort and enjoyment. This swimming pool area at Gladonia epitomises a harmonious blend of style, comfort, and functionality.

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## First Floor:

Landing: 1.35m x 1.29m (4' 5" x 4' 3") The first floor landing at Gladonia is adorned with Italian fixed wall and ceiling light fixtures, adding a touch of elegance. A grand 30-arm Italian crystal chandelier graces the space above the stairs, casting a mesmerizing glow. The solid Walnut floor underfoot adds warmth and character to the area. To ensure comfort, gas-fueled radiators provide efficient heating throughout.

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Master Bedroom 1: 5.96m x 6.56m (19' 7" x 21' 6") The master bedroom is truly exceptional, distinguished by a striking bay window that offers sweeping panoramic views across the entire bay. Solid Walnut floors bring a sense of warmth and luxury, while Italian fixed wall and ceiling light fixtures add an elegant touch. Corridors flanking the room lead to the dressing area and master bathroom, ensuring a well-organized and seamless space.

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Hallway: 3.76m x 2.36m (12' 4" x 7' 9") & 3.83m x 2.40m. The master bedroom's hallway seamlessly connects to both the master bathroom and the spacious dressing room, creating a cohesive and convenient layout.

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Master Dressing Room: 3.59m x 6.00m (11' 9" x 19' 8") The master dressing room is defined by a Solid walnut floor, offering both style and warmth. Custom-crafted by Garrett Dillon, the bespoke closed and open wardrobe units provide practical storage while maintaining an air of sophistication. French double doors lead to a balcony, offering captivating sea views that are truly breathtaking. The room is further enhanced by coving and recessed lighting in the ceiling, creating an inviting and well-lit space.

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Master Bathroom: 3.54m x 5.05m (11' 7" x 16' 7") The master bathroom at Gladonia provides a tranquil retreat. A French door grants access to a balcony, offering sea views that enhance the serenity. Recessed lighting creates a soothing ambiance. Italian marble polished floors and walls exude luxury. The bathroom features a System pool by Porcelanosa rainforest spa shower/wet area, NK Porcelanosa double sink, toilet, and bidet. For relaxation, a Jacuzzi double whirlpool bath awaits, complemented by a waterproof integrated TV. Underfloor heating ensures comfort and warmth.

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Bedroom 2: 3.29m x 4.87m (10' 10" x 16' 0") The second bedroom at Gladonia offers a comfortable space, accentuated by solid walnut floors. Double doors open to the rear first-floor balcony, providing views of the tennis court and ground floor patio below.

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Walk in Wardrobe: 1.94m x 1.27m (6' 4" x 4' 2") The room also features a walk-in wardrobe, complete with a double-fitted wardrobe, offering ample storage space. This walk-in wardrobe area leads seamlessly to the en suite for added convenience.

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En suite: 2.52m x 2.24m (8' 3" x 7' 4") The en suite is tastefully designed, adorned with porcelain floor and wall tiles that exude style. It features a System pool by Porcelanosa rainforest spa shower, ensuring a luxurious bathing experience. The Gamedecor sink adds a touch of elegance, while the Porcelanosa toilet completes the space with modern functionality.

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Hallway/Library: 5.32m x 0.99m (17' 5" x 3' 3") & 2.96m x 3.17m. The hallway leading to bedrooms 3 and 4 boasts solid walnut flooring, lending a touch of warmth and elegance. In this corridor, there's a charming area adorned with fitted Garrett Dillon bespoke bookshelves, offering a versatile space that could serve as a study or a home office.

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Bedroom 3: 4.88m x 3.78m (16' 0" x 12' 5") Bedroom 3 offers generous space as a double room, graced by solid walnut flooring that exudes both elegance and warmth. Adding to its charm, French double doors open to a rear balcony, providing a pleasant view overlooking the Tennis Court.

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Dressing and Wardrobe room: 1.90m x 2.37m (6' 3" x 7' 9") Bedroom 3 features an inviting dressing room, complete with a fitted wardrobe and a convenient dressing table. This thoughtful addition enhances both functionality and comfort.

En Suite: 1.69m x 2.83m (5' 7" x 9' 3") The en suite boasts Italian polished marble floors and walls, radiating a sense of luxury. Equipped with an NK Porcelanosa sink, toilet, and a rainforest shower, this space combines modern convenience with elegant design.

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Bedroom 4: 3.18m x 7.16m (10' 5" x 23' 6") Bedroom 4 is impressively spacious, claiming the title of the second largest bedroom. Its expansive nature is accentuated by a vaulted ceiling, adding an airy and open feel to the space. The room is further adorned with French double doors that lead to a first-floor balcony, offering breathtaking sea views of Tramore Bay.

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En suite bathroom: 4.01m x 2.02m (13' 2" x 6' 8") The en suite bathroom is elegantly designed, showcasing porcelain floor and wall tiles that contribute to its refined ambiance. A standout feature is the System pool free-standing bath by Porcelanosa, providing a luxurious bathing experience. The NK Porcelanosa sink unit and toilet add a modern touch, while the wet area is equipped with an NK Porcelanosa rainforest shower, offering both convenience and sophistication.

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## Outside and Services:

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Features: Gated entrance.

Garden to front.

Indoor swimming pool.

Savannah Tennis court to rear.

Front balconies- Stainless steel painted in gloss black to complement the house design while also nodding to the surrounds.

Pampas grass and fauna that is native to the stunning Sand dunes they overlook at the end of Tramores famous 3 mile beach. This custom design is not only stylish but also practical as it adds an element of privacy while still maximizing the unrivalled view.

Railings and gate are hand painted stainless steel.

Driveway is limestone.

Front steps and all window sills are limestone.

Waterfall effect water features with lighting on either side of driveway.

One balcony running the length of the house to the rear.

Exterior sound system to front and rear terraces.

Security system by JEC including 6 cameras covering the front and rear and 2 interior motion sensitive cameras in the hallway inside the house.

Heat generated by commercial grade RIELLO boiler.

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## Tennis Court

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Savannah Tennis Court The tennis court provides space for spectator seating, flanked to the front with enforced glass and hardwood perimeter and to the rear with a planted rock garden and walls sufficiently tall to ensure that the rear patio and tennis court are not overlooked.

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## Directions

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X91 P9X5

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## Stamp Duty

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Stamp duty applicable.

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## BER Details

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### BER Details

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BER C1 116692211 160.14 kWh/m<sup>2</sup>/yr

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