



GRIFFIN
AUCTIONEERS



Ballydrislane
Tramore
Co. Waterford

€710,000

PRSA Licence No.
001644-001882

Property Description

"Cypress Point, a unique three storey red-brick property of c. 4,175 square feet (388 m²) situated in the quiet rural setting of Ballydrislane, Tramore, has just come to the market. This stunning property rests on a generous 0.5 acre site in the heart of Waterford's countryside but yet less than an 8 minute drive (5.2km) from Tramore and 15 minute drive (10km) from Waterford City. The accommodation is extremely spacious and is finished to a high specification. Five large bedrooms are spread across the second and third floors. These include an unrivaled master bedroom with ensuite and are complimented by spacious living quarters on the ground floor. A large utility room and downstairs bathroom adjoin the kitchen where a magnificent cream Aga takes centre stage. The kitchen/dining area runs into a large relaxing sunroom where hours of peace can be enjoyed. A redbrick fireplace adorns the lounge which also opens up into the kitchen and sunroom to accommodate those special summer soirees.

The location really makes this house special. It has unrivalled views over Tramore Bay and Brownstown Head with the Racecourse, Church and Comeragh Mountains also featuring prominently on the skyline.



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: 2.94m x 5.55m (9' 8" x 18' 3") Pine flooring and alarm pad.
Living room: 5.14m x 4.69m (16' 10" x 15' 5") Semi solid Pine floors, solid fuel fire and TV point.
Office: 5.18m x 4.39m (17' 0" x 14' 5") Semi solid pine flooring and phone point.
Open plan Kitchen/Dining room: 5.15m x 4.79m (16' 11" x 15' 9") & 3.09m x 3.58m Tiled flooring, fitted oak kitchen, recessed lighting, centre island, integrated oven & hob, AGA cooker, open plan to sun room and double doors leading to the sun room.
Utility: 3.17m x 4.09m (10' 5" x 13' 5") Tiled flooring, fitted counter units with wash hand basin, plumbed for appliances, access to the side and recessed lighting.
Lounge: 4.62m x 5.55m (15' 2" x 18' 3") Semi solid pine floors, solid fuel open fire with feature red brick surround, TV point, recessed lighting, double doors leading to the kitchen/dining room and open plan to the sun room.
Sun room: 8.08m x 4.27m (26' 6" x 14' 0") Tiled flooring, recessed lighting, French double doors leading to the rear garden, scenic views of the countryside towards Tramore with seaviews of Tramore Bay.

First Floor:

Landing: 2.98m x 5.59m (9' 9" x 18' 4") Carpet flooring, hot press and recessed lighting.
Master Bedroom 1: 5.18m x 4.80m (17' 0" x 15' 9") & 4.29m x 2.44m Large master bedroom with stunning countryside and sea views of Tramore Bay, recesses lighting, carpet flooring.
Walk in wardrobe: 2.97m x 1.00m (9' 9" x 3' 3")
Master en suite bathroom: 3.96m x 3.56m (13' 0" x 11' 8") 3.96m x 3.56m (13' 0" x 11' 8") Tiled throughout, corner jacuzzi bath, recessed lighting, dual wash wand basins and shower unit.
Bathroom: 3.07m x 1.87m (10' 1" x 6' 2") Tiled throughout, wash hand basin, bath and Triton T90 electric shower.
Bedroom 2: 5.21m x 4.38m (17' 1" x 14' 4") Carpet flooring.
En suite: 1.97m x 1.86m (6' 6" x 6' 1") Fully tiled, wc, wash hand basin and T90 electric shower.
Bedroom 3: 5.16m x 5.16m (16' 11" x 16' 11") Carpet flooring.
Walk in wardrobe: 1.91m x 1.93m

Second Floor:

Landing: 2.96m x 3.94m (9' 9" x 12' 11") Carpet flooring and recessed lighting.
Bedroom 4: 5.15m x 6.01m (16' 11" x 19' 9") Carpet flooring, TV point, velux window light with scenic views.
Bathroom: 2.96m x 1.93m (9' 9" x 6' 4") Tiled throughout, wc, wash hand basin, Shower unit and velux window light.
Bedroom 5: 5.21m x 6.00m (17' 1" x 19' 8") Carpet flooring, velux window light with scenic sea and countryside views.

Outside and Services:

Features: The property built in c. 2005 is situated on a ca. 0.5 acre site.
Solid Block and rustic red brick construction.
Solid granite sills.
Three zone oil-fired central heating.
Cream Aga cooker.
Solid Maple hardwood flooring.
Showroom condition throughout.
Excellent Rural Location.
Mains water.
Septic tank.
Alarm.

Directions

X91 K2V4

Stamp Duty

Stamp duty @ 1%

BER Details

BER C1 110018553 154.77kWh/m²/yr.

