GRIFFIN
AUCTIONEERS

Newtown
Tramore, Co. Waterford

P.O.A.

PRSA Licence No.
001644-001882

Property Description

Stunning 5 bed detached home resting on a private c. 1/3 acre site in one of the best locations in Tramore. 'Atlanta' has lovely sea views and is within walking distance to all the richness and amenities of Tramore such as the Metalman, Newtown Cove, Tramore Golf Club and within close proximity to Tramore Beach and the outer ring road to Waterford City and all other routes.

Accommodation includes: Entrance hall, living room, sitting room, kitchen/dining room, sun room, office, 5 bedrooms, bathroom, shower room & adjoining garage. Large private garden, oil fired central heating and uPVC glazed windows. BER D1

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

Ground Floor

Front Porch: 810m x 5.20m (2657' 6" x 17' 1") Bright & airy entrance with tiled floors.

Entrance Hall: 2.08m x 4.27m (6' 10" x 14' 0") Bright & spacious hallway with tiled floors and alarm pad.

Living Room: 3.96m x 4.38m (13' x 14' 4") Generous living area with laminate floor, solid fuel fire and TV point.

Sitting Room: 3.95m x 4.24m (13' x 13' 11") Laminate floor, solid fuel cast iron stove and TV point.

Kitchen/Dining Room: 4.46m x 7.50m (14' 8" x 24' 7") Tiled floor, cast iron stove, fitted kitchen with island unit, TV point, recessed lighting, open plan to sun room.

Sun Room: 4.20m x 2.73m (13' 9" x 8' 11") Tiled, french door tp garden and PVC door to decking.

Office/Study: 3.36m x 3.19m (11' 0" x 10' 6") Tiled floor.

Utility Room: 3.46m x 3.29m (11' 4" x 10' 10") Tiled floor and plumbed for appliances.

Bedroom 1: 3.39m x 5.21m (11' 1" x 17' 1") Double room with laminated floors.

Shower Room: 2.34m x 1.53m (7' 8" x 5' 0") Fully tiled, electric shower, w.c. and wash hand basin.

Adjoining garage: 3.34m x 3.06m (10' 11" x 10' 0")

First Floor

Landing: 2.07m x 5.40m (6' 9" x 17' 9") Bright & spacious area with carpet floors.

Bedroom 2: 4.39m x 2.23m (14' 5" x 7' 4") Double room with laminate floors and lovely views of Metalman.

Bathroom: 1.84m x 3.24m (6' 0" x 10' 8") Newly refurbished fully tiled bathroom, bath, Power shower, w.c. and wash hand basin.

Bedroom 3: 2.92m x 2.67m (9' 7" x 8' 9") Single room with laminate floors and radiator.

Bedroom 4 4.24m x 3.96m (13' 11" x 13') Double room with laminate floors, built in wardrobe and lovely sea views.

Bedroom 5: 4.21m x 3.56m (13' 10" x 11' 8") Double room with laminate floors, built in wardrobe and lovely sea views.

Outside and Services:

Features: The property was built in the 1960s and has a living area of c. 2,150 sq.ft. with adjoining garage and a large private garden to rear, timber decking, off road parking, mains water, septic tank, uPVC glazed windows, oil fired central heating, cast iron stove, pine doors throughout and PVC fascia and soffit.

Directions

X91 AW36

Stamp Duty

Stamp duty@ 1%.

BER Details