



Juvena : The Cove : Tramore : Co. Waterford : X91 H4F8.

Detached residence of c. 234.72 sq.m./2526.53 sq.ft.





DESCRIPTION

Juvena is a unique detached period property of c. 235 sq.m. (2,527 sq.ft.) and probably one of the finest properties to come to the market in Tramore in recent years. This substantial and charming property was designed and constructed in the early 1900's and retains a host of original features some of which include original mosaic floor tiling, marble fireplaces, decorative covings, and centre ceiling roses. Leading from the upstairs landing is a stunning balcony with the most beautiful of views of mature woodlands and the sea. Situated on the prestigious Cove Road in Tramore, the property is within close proximity to a host of local amenities including restaurants, bars, shops, the magnificent Doneraile walk, and Newtown Cove and woods to name but a few. This superb home requires updating but provides bright and spacious living accommodation, with high ceilings and large timber sash windows. This spacious period residence offers generous living accommodation which comprises of a grand entrance porch and hallway, sitting room, dining room, lounge, kitchen and downstairs WC. The split level first floor area provides three bedrooms and a bathroom off the first landing and a further four bedrooms off the second landing. The property occupies a substantial site of c. 0.5 acres surrounded by lawned gardens with mature trees and shrubbery throughout. An enclosed rear yard with garden store area is further complemented by the old coach house adjacent to the main house which offers alternative use potential. The elevated position of this stunning home is reached by a sweeping tarmacadam driveway which delivers you through the mature trees and gardens to the warm welcome of this stunning period property.



ACCOMMODATION

GROUND FLOOR

Entrance Porch - 2.39 X 3.69

Original tiled flooring. Curtains to windows.

Hallway - 6.12 X 1.69

Original tiled flooring. Coving to ceilings.

Living Room 6.14 x 4.09

Carpet flooring. Original marble fireplace with wood burning stove. Bay windows. Coving to ceiling.

Dining Room - 6.13 x 4.33

Carpet flooring. Original marble fireplace. Bay windows. Coving to ceiling.

Lounge - 3.26 x 2.98

Carpet flooring. Open fire. Curtains to window.

Kitchen - 3.52 x 4.28

Terracotta tiled flooring. Fitted kitchen with AGA. Curtains to windows.

WC - 2.12 x 1.63

Terracotta tiled flooring. WC. WHB.







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FIRST LANDING

Bedroom 5 - 3.25 X 3.27

Timber flooring.

Bedroom 6 - 2.62 X 3.97

Carpet flooring. Curtains to windows.

Bedroom 7 - 3.86 X 4.46

Carpet flooring. Original fireplace. WHB. Curtains to windows.

Bathroom - 2.61 x 1.75

WC. WHB. Bath electric shower.

DOOR TO BALCONY

SECOND LANDING

Bedroom 1 - 3.72 X 4.64

Carpet flooring. Original fireplace. Curtains to window.

Bedroom 2 - 3.64 X 4.74

Carpet flooring. Curtains to windows.

Bedroom 3 - 2.75 X 4.32

Carpet flooring. Curtains to windows.

Bedroom 4 - 2.79 X 3.30

Carpet flooring. Curtains to windows.



FEATURES

Period property circa early 1900's

Sizable seven bedroom home extending to c. 234.72 sq.m. (2526.53 sq.ft)

Three reception rooms

Original features

Mature gardens with tarmacadam driveway and dry-stone wall boundary

LOCATION

The property is located within walking distance of a host of local amenities including schools, churches, shops, bars and restaurants.

Tramore is a stunning coastal town and when it comes to day trips Tramore has a wide variety to offer. Tramore is fast becoming the food destination of the South East with such eateries as The Beach House, The Pier Café, Mezze, Molls Café, The Little Catch and Unbeetable Food to name but a few. Tramore offers an abundance of outdoor pursuits and facilities from swimming, surfing, cliff and woodland walks as well as a number of beaches and coves to explore. Tramore is situated c. 12km from Waterford City Centre, c.48km from Dungarvan and c.183km from Dublin via the M9 Motorway and c. 163 miles from Cork.

VIEWING

Strictly by appointment with selling Agents DNG Reid & Coppinger & Property Partners Barry Herterich

BER DETAILS

BER E2

BER No. 116087305

Energy Performance Indicator 354.97 kWh/m.sq./yr

ASKING PRICE

€ 1,300,000.00



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