



No. 80 Sweetbriar Lawn, Tramore, Co. Waterford X91 CX93.

For Sale

€285,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 121 sqm. /c. 1,302 sq.ft.



PSRA Licence Number: 004069



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Waterford
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DESCRIPTION

No. 80 Sweetbriar Lawn is a large semi-detached three bedroom residence, ideally situated in a mature and established development, within easy walking distance of Tramore town centre and a host of local amenities including schools, shops and entertainment. The property has the benefit of a large corner site with mature gardens and off street parking. Accommodation comprises of entrance porch, entrance hall, living room, dining room, kitchen / diner, utility, WC, three upstairs bedrooms and main bathroom. The property has the benefit of uPVC double glazing throughout and is heated by an oil fired central heating system. The property has enormous potential, with a garage ideally suitable for conversion to a second reception room or downstairs bedroom.

LOCATION

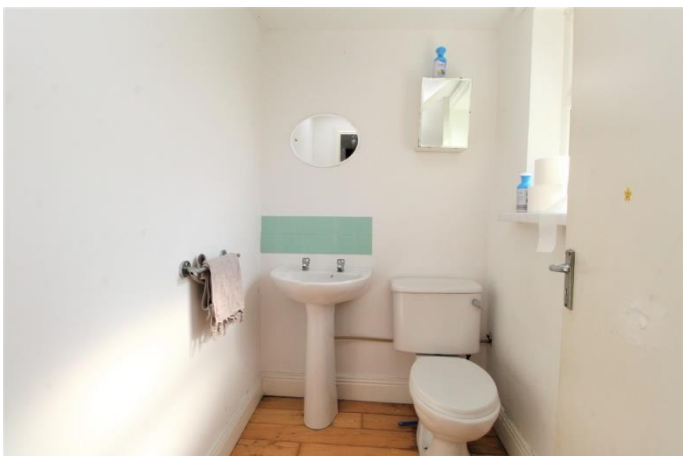
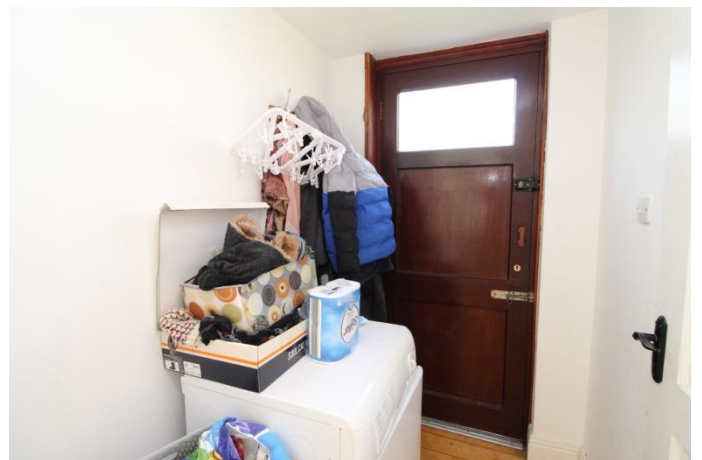
Within the private and mature development of Sweetbriar Lawn, within easy walking distance of Tramore town centre and a host of local amenities including shops, schools and entertainment.

ASKING PRICE €285,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**

dng.ie

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ACCOMMODATION

Entrance Porch **4.49 x 0.97**

Glazed porch with carpet flooring.

Entrance Hall **2.09 x 5.33**

Carpet flooring. Storage under stairs.

Living Room **4.47 x 4.01**

Wooden flooring. Brick fireplace with provision for stove. Coving to ceiling.

Dining Room **3.83 x 3.05**

Wooden flooring. Coving to ceiling.

Kitchen **4.05 x 3.47**

Oak flooring. Shaker style fitted kitchen in cream finish. Tiled splashback.

Back Hall/Utility Room **1.75 x 1.34**

Wooden flooring.

W.C. **1.33 x 1.75**

Wooden flooring. W.C., W.H.B.

Stairs and landing in carpet

Main Bathroom **2.38 x 2.00**

Linoleum flooring. Tiled around bath. W.C., W.H.B., Bath, electric shower over bath.

Bedroom 1 **3.40 x 3.94**

Carpet flooring. Fitted wardrobes. Coving to ceiling.

Bedroom 2 **2.96 x 4.16**

Carpet flooring. Fitted wardrobes.

Bedroom 3 **2.14 x 3.01**

Carpet flooring. Fitted wardrobes. Single bedroom.

Garage

With 'up and over' garage door. Suitable for conversion.

GARDEN

Large corner site
Rear garden in lawn
Off street parking to front
Mature hedge boundary

FEATURES

Spacious three bedroom home with excellent potential
Corner site with large side entrance
Oil fired central heating
uPVC double glazing
uPVC fascia and soffit

BER

Rating: D1
BER No.: 109983502
EPI: 233.78 kWh/msq/yr



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