



## No. 1 The Strand, Somerville, Tramore, Co. Waterford. X91VX28.

**For Sale**

**€215,000**

**Bedrooms:** 4  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 120sq.m. /c. 1,291sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious four bedroom semi detached family home with the added benefit of a large corner site, which give the option to extend subject to the relevant planning permission. The Property comprises of entrance hall, sitting room open plan kitchen/diner with utility room and downstairs WC. The first floor has four bedrooms all fitted with wardrobes, main ensuite and a bathroom.

## LOCATION

The property is located in the popular residential estate of Somerville, Tramore, Co. Waterford. Within a short walk to Tramore beach and town centre. Nearby is a choice of excellent schools, shops, restaurants with Waterford City just 12kms away which is serviced with a regular bus route.

**ASKING PRICE €215,000**

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



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## ACCOMMODATION

### Entrance Hall 1.91 x 5.31

Laminate wood flooring

### Sitting Room 5.99 x 3.79

Laminate wood flooring. Open fireplace. Coving to ceiling. Bay window with blinds and curtains. Double doors to spacious kitchen/diner.

### Kitchen/Diner 5.77 x 5.94

Tiled flooring. Fitted kitchen with integrated gas hob, electric oven, tiled splashback. Sliding doors to rear patio and rear garden.

### Utility Room 1.62 x 1.76

Tiled flooring. Plumbed for washing machine and dryer.

### WC 1.67 x 1.05

Tiled flooring. WC. WHB.

**Stairs and Landing in carpet.**

### Bedroom 1 4.84 x 3.54

Wood flooring. Fitted wardrobes. Blinds and curtains to Bay window.

### En Suite 1.54 x 2.04

Tiled flooring. WC. WHB. Electric Shower. Walls tiled from floor to ceiling.

### Bedroom 2 3.84 x 2.78

Wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 3 2.93 x 2.78

Timber flooring. Fitted wardrobes. Blinds to window.

### Bedroom 4 2.29 x 3.7

Wood flooring. Fitted wardrobes. Blinds to window.

### Bathroom 1.74 x 2.11

Tiled flooring. WC. WHB. Bath. Walls tiled from floor to ceiling.

## BER

Rating: C2

BER No.:106321359

EPI: 182.47 kWh/msq/yr



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## FEATURES

Gas fired central heating  
PCV double glazed windows  
PVC soffits and fascia  
Large corner site  
Cobblelock driveway  
Barna shed

## GARDEN

Cobblelock driveway to front of property with room for two cars also lawned area. Rear garden in lawn in lawn with patio.



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