



**No. 33 Newtown Glen, Tramore, Co. Waterford. X91 W6T4.**

**For Sale**

**€475,000**

**Bedrooms:** 5  
**Reception Rooms:** 2  
**Bathroom's / WC's** 3  
**Size:** c. 180.64 sq.m. /c. 1944 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Spacious five bedroom detached home family home in pristine condition on a large corner site, with views over Tramore Bay. This well-proportioned family home is situated in a much sought after location on the outskirts of Tramore, close to local coastal and scenic attractions and within a five minute drive of Tramore Town Centre. The accommodation comprises of entrance hallway, sitting room, living room, dining room, kitchen, utility and WC at ground floor level with five spacious double bedrooms including en-suite shower room to the master bedroom and a main bathroom at first floor level. The property has the benefit of uPVC double glazed windows, along with a gas fired central heating system. Outside the property benefits from a large front garden with cobble lock driveway with off street parking for two or more cars, with mature trees and hedging and a side entrance suitable for vehicular access to the rear. A generously proportioned and private East facing garden to the rear offers an extensive cobble lock patio area with lawned gardens and a barna shed. The property would make an ideal family home, with viewing strongly recommended.

## LOCATION

The property at Newtown Glen is located in a well-established residential area. The property is ideally located within walking distance of all local amenities such as with Newtown Cove, Newtown Woods and Cliff Road and a five minute drive to Tramore town centre and promenade.

**ASKING PRICE €475,000**

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

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## ACCOMMODATION

### Entrance Hall

Tiled flooring. Coving to ceiling.

### Sitting Room 4.34 x 5.78

Laminated wood flooring. Marble fireplace with gas fire. Double doors to dining room. Coving to ceiling. Blinds and curtains to window.

### Living Room 4.08 x 3.49

Solid oak flooring. Cast iron fireplace with marble plinth and oak surround. Blinds to window.

### Dining Room 3.70 x 3.50

Laminate wood flooring.

### Kitchen 4.11 x 6.18

Tiled flooring. Oak fitted kitchen with tiled splashback. Belfast sink. Gas hob in stainless steel with stainless steel extractor fan. Coving to ceiling.

### Utility Room 2.28 x 1.35

Tiled flooring. Plumbed for washing machine and dryer. Fitted work surfaces and shelving.

### WC 1.86 x 0.85

Tiled flooring. WC. Whb.

### Stairs and Landing in carpet

### Bedroom 1 4.08 x 1.38

Wooden flooring. Blinds and curtains to window.

### En Suite 1.51 x 2.48

Tiled flooring. WC. WHB. Shower.

### Bedroom 2 4.17 x 3.19

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 3 3.16 x 3.47

Laminate wood flooring.

### Bedroom 4 3.17 x 3.59

Laminate wood flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom 5 2.74 x 3.17

Laminate wood flooring. Fitted wardrobes.

### Main Bathroom 2.33 x 2.61

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

## GARDEN

To the front of the property a large front garden with cobble lock driveway with off street parking for two cars, mature hedging. A large East facing garden to the rear offers an extensive cobble lock patio area with lawned gardens and a barna shed. Double gates to side entrance, suitable for vehicular access or boat.

## FEATURES

Very large and spacious East facing rear garden.  
Elongated front driveway with off-street parking for two or more cars  
Gas fired central heating  
Superb location  
uPVC double glazed windows  
Double gates to side entrance, suitable for vehicular access/boat

## BER

Rating: C1  
BER No.: 113743199  
EPI: 154.26kWh/msq/yr



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