

For Sale

No. 27 Barra Glas, Tramore, Co. Waterford



Deceptively large property extending to c. 174 sqm over four floors including attic conversion. The property is located in Barra Glas which is part of the Ard na Groi development just off the ring road in Tramore. Within easy reach of Tramore town centre and all local amenities, the property is situated in a small cul-de-sac of similar properties in a private housing development. The property comprises an entrance hall at first floor level with living room and kitchen / diner. Lower ground floor is comprised of a large sitting room, bedroom 4 and laundry room with under stair storage. At first floor level are three bedrooms including master bedroom with en-suite shower room and a main bathroom. There is also an attic conversion accessed by a full stairs, finished with velux windows and carpet flooring throughout. This sizable property is in pristine family home condition throughout and has been tastefully decorated with quality finishes. With efficiency in mind, the property has recently received an insulation upgrade of both walls an attic, and also has a large cast iron stove in the living room that heats both the water and radiators. The property also has a rear garden in lawn with garden shed and a westerly aspect. For further information please contact sole selling agent DNG Thomas Reid Auctioneers on 051852233

BER: No. 109888818

Asking Price €229,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Polished porcelain tiled flooring, Stairs with painted balustrade and timber varnished threads. Decorative radiator cover. Alarm panel.

Living Room

Solid oak flooring. Feature marble fireplace with large cast iron stove which heats water and radiators. Coving to ceiling. Fitted handmade TV and book cabinet in cream finish. Roman blinds and curtains to window. Glazed double doors to kitchen/dining area.

4.35 x 3.95

Kitchen

Polished porcelain tiled floor at kitchen units. Solid oak flooring matching living room to remainder of kitchen and dining area. Ground and eye level kitchen units, stainless steel electric cooker and extractor fan, integrated dishwasher, tiled splash back, recessed spot lighting. French doors to elevated deck area.

3.78 x 6.05

Lower Ground Floor

Polished Porcelain flooring throughout. Storage under stairs.

Downstairs Utility & W.C.

Fitted work units. Plumbed for washing machine. Sink unit and eye level kitchen units.

1.77 x 2.68

Sitting Room

Polished porcelain tiled flooring. Decorative wood panelling. Fitted handmade book shelves and TV unit. Recessed spot lighting. Curtains to sliding patio door to rear garden.

8.40 x 3.76

Bedroom 4

Wooden flooring, recessed spot lighting.

2.62 x 2.75

Side Door to Side and Rear Garden

First Floor

Landing in timber flooring

Main Bathroom

Tiled flooring. W.C., W.H.B. Bath, Shower over bath. Walls Tiled from floor to ceiling.

2.65 x 2.23

Bedroom 1

Wooden flooring. Fitted slide robe wardrobes. Curtains and venetian blinds to window.

3.40 x 4.15

En Suite

Tiled flooring. W.C., W.H.B. with fitted storage cabinet, shower, electric shower unit with glazed shower door. Tiled walls from floor to ceiling.

Bedroom 2

Laminate wood flooring. Curtains and roller blinds to window.

4.19 x 3.02

Bedroom 3

Laminate wood flooring. Curtains and roller blinds to window.

2.45 x 1.94

Second Floor

Stairs and landing in carpet.

Attic Conversion

Stairs and landing in carpet. Velux roof windows. Storage to eaves.

3.65 x 5.66

Garden

Rear garden in lawn with garden shed.
Side entrance

Features

Deceptively large four bedroom property
Two large reception rooms
Extensive attic conversion
Beautifully decorated and in excellent condition throughout.
Zoned oil fired central heating
uPVC double glazing.
Tarmacadam driveway to front to accommodate two cars

Heating:

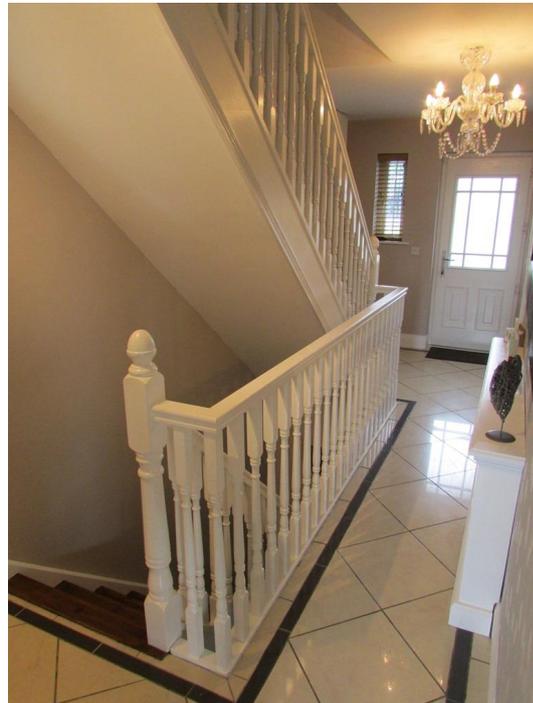
Oil Fired Central Heating

BER:

Rating C1
BER No. 109888818
EPI: 159.65

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

DNG Thomas Reid Auctioneers PSRA License No. 002015













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FOR SALE

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