



FOR SALE BY PRIVATE TREATY

Eaton Lodge
Waterford Road
Tramore
County Waterford
X91 RR90
Guide Price €470,000





DESCRIPTION

Property Partners are delighted to present to the market, "Eaton Lodge", an exquisite detached Victorian property, enjoying panoramic sea views from its elevated and prominent position, on the main thoroughfare entering Tramore and with multiple off-road parking. Built c. 1870's, the property has been beautifully renovated and retains many original attractive architectural features of the time. Set over 3 levels, there is a substantial net internal floor area of c. 263.6 m.sq (2837 sq.ft). The front entrance is bounded by a cast iron railing along with an additional front access to the lower ground floor. The accommodation, with excess ceiling heights, is bright and airy and the ground floor livingrooms interlink with the kitchen which opens to a large balcony with beautiful views of Tramore Bay. To add to its charm, all internal doors and staircases are solid mahogany. To the rear, is a large private garden, surfaced and with a gated vehicular access from the main road. The accommodation comprises; on the lower ground floor, bedroom/office with French doors opening to a small courtyard with steps to street level, TV room, utility room, pottery room, shower room and substantial workshop/double garage. The ground floor contains two reception rooms and kitchen and there are 4 bedrooms, one en-suite and bathroom on the first floor. There is also a substantial attic space ideal for conversion. This location, offers a fantastic lifestyle, enjoying an easy walk to both Tramore's beautiful 5 km beach and all town amenities.



ACCOMMODATION

Lower Ground Floor

Net Internal Area - 100.6 m.sq (1083 sq.ft)

Entrance Hallway

3.23m (10'7") x 0.89m (2'11")

Pottery room

2.88m (9'4") x 2.51m (8'3")

Laminate flooring

Bedroom 5/Office

4.55m (14'9") x 3.63m (11'11")

French doors with access to lower ground floor entrance level

TV room

4.55m (14'11") x 3.78m (12'5")

Parquet flooring, coving

Garage Area 1

4.98m (16'4") x 4.5m (14'9")

Garage Area 2

3.66m (12'0") x 2.88m (9'5")

Shower room

1.87m (6'2") x 1.76m (5'9")

Shower, floor and wall tiling, w.c and w..h.b.

Utility room

1.87m (6'2") x 1.14m (3'9")

Boiler room

Ground Floor

Net Internal Area - 83.5 m.sq (899 sq.ft)

Entrance Hallway

8.06m (26'5") x 1.96m (6'5")

Solid maple flooring, coving and centre rose

Sittingroom

4.71m (15'5") x 3.85m (12'8")

Feature fireplace, coving and centre rose, laminated wooden flooring, double doors to livingroom

Livingroom

4.65m (15'3") x 4.09m (13'5")

Feature fireplace, coving and centre rose, laminated wooden flooring, double doors to kitchen and sittingroom

Kitchen/Dining area – opens to balcony with sea views

7.22m (23'8") x 3.85m (12'8")

Coving and centre rose, quality fitted kitchen, integrated oven and hob, solid maple flooring, sliding patio doors to balcony, double doors to livingroom, fireplace with gas insert.

First Floor

Net Internal Area - 79.4 m.sq (855.5 sq.ft)

Landing – sea view

4.06m (13'4") x 2.88m (9'5")

Leading to

5 .17m (16'11") x 1.35m (4'4")

Hot press with immersion, carpet flooring

Bedroom 1 - Sea view

3.89m (12'9") x 3.74m (12'3")

Coving and centre rose, carpet flooring

En-suite

Solid wooden flooring, power shower, w.c and w.h.b

Bedroom 2

4.71m (15'5") x 2.66m (8'9")

Coving and centre rose, carpet flooring

Bedroom 3

2.88m (9'5") x 2.54m (8'4")

Coving and centre rose, carpet flooring

Bedroom 4

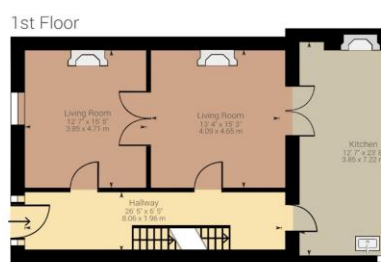
3.86m (12'8") x 3.79m (12'5")

Coving and centre rose, carpet flooring

Bathroom -Sea view

3.89m (12'9") x 1.84m (6'0")

Floor and wall tiling, bath with power shower, w.c and w.h.b



SERVICES

Mains water, electricity and sewerage. Gas fired central heating.

Contact Negotiator:

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DIRECTIONS

X91RR90

INCLUSIONS

All light fittings including chandeliers if required, dishwasher, washing machine and tumble dryer, fridge/freezer.

**PROPERTY
PARTNERS**

These particulars are issued by Property Partners Barry Herterich on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing detailed particulars but we will not be held responsible for any inaccuracies in the particulars or terms of the property referred to: or should the property be sold, let or withdrawn. Clients are requested to make an appointment through our offices before viewing. All offers will be submitted to the Vendors for consideration.

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