



**GRIFFIN**  
AUCTIONEERS



Pebble Drive, Pebble Beach  
Tramore  
Waterford

€215,000

PRSA Licence No.  
001644-001882

## Property Description

This attractive two-bedroom bungalow is located in the sought-after Pebble Beach development in Tramore, offering a superb blend of comfort, convenience, and coastal charm. Well-positioned within the development, the home enjoys a desirable south facing aspect, with a rear patio that provides a sunny, sheltered spot ideal for relaxing or entertaining outdoors.

Just a short stroll from the property lies a host of excellent local amenities, making it perfectly suited to those who value both leisure and accessibility. Whether you're a beach lover, a casual walker, or simply enjoy the vibrancy of coastal living, Tramore's famous beach is within easy reach for swimming, surfing, or scenic shoreline strolls. Nearby, residents can also enjoy Splashworld, Aldi, the Majestic Hotel, and an array of cafés, shops, restaurants, and the bustling town centre.

Inside, the bungalow is thoughtfully laid out to maximise space and natural light. The heart of the home is the open-plan kitchen, dining, and living area, an inviting, versatile space ideal for modern living. The accommodation also includes two well-proportioned bedrooms, one of which benefits from an en-suite, along with a separate bathroom. The property features electric storage heating and is designed for easy maintenance and comfortable living.

Whether you're a first-time buyer, downsizing, or searching for a solid investment in a popular seaside location, this charming bungalow ticks all the boxes. With its prime setting, practical layout, and close proximity to Tramore's stunning coastline and amenities, it presents a fantastic opportunity to enjoy life by the sea.



## Ground Floor:

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Entrance Hall: Bright welcoming entrance hall with laminate flooring.

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Open Plan Kitchen/Dining and Living Area: 4.18m x 8.01m (13' 9" x 26' 3") Laminate flooring, fitted kitchen with cooker and hob. Cast iron stove in the living area with French doors to south facing patio area.

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Bedroom 1: 2.52m x 4.51m (8' 3" x 14' 10") Laminate flooring, built in wardrobe and timber shutters.

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En suite: Electric shower, WC and wash hand basin.

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Bedroom 2: 3.38m x 3.62m (11' 1" x 11' 11") Laminate flooring, built in wardrobe and timber shutters.

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Bathroom: 2.63m x 2.43m (8' 8" x 8' 0") Tiled flooring, bath with electric shower, WC and wash hand basin.

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## Outside and Services:

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Features: Excellent 2 bed end of terrace bungalow.

Only minutes' walk to Tramore's superb 5km beach.

BER rating C3.

Double glazed windows.

Electric storage heating.

Parking on-site.

Amenities such as Aldi, Splashworld, Majestic Hotel, and bus routes are located within walking distance.

Management fees €1,000 per annum.

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## Directions

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X91 E8P8

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## BER Details

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BER C3

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## Stamp Duty

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Stamp duty @1%

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