



**GRIFFIN**  
AUCTIONEERS



The Cottage Cliff Road  
Tramore  
Waterford

**€350,000**

PRSA Licence No.  
001644-001882



## Property Description

Perched on the highly sought-after Cliff Road in Tramore, Co. Waterford, this charming yet derelict cottage enjoys an extraordinary cliffside position in one of the most breathtaking coastal settings in the south-east. Set against the backdrop of Tramore's vibrant seaside charm, the property boasts uninterrupted, panoramic views over Tramore Bay, the golden stretch of Tramore Beach, the iconic Sandhills, and the striking outline of Brownstown Head.

Planning permission has been granted (Ref: 2360120) to demolish the existing single storey cottage dwelling and replace with a new two storey dwelling house, together with alterations to site entrance and all associated site works.

A buyer of this property may also be entitled to the Vacant Property Refurbishment Grant and Derelict Property Top-up Grant, subject to eligibility and conditions. This is a payment for turning a vacant house into a permanent home or a rental property. A grant of up to €50,000 is available. If the refurbishment costs exceed the standard grant of up to €50,000, a top-up grant amount of up to €20,000 is available.

Living here means enjoying a wealth of nearby amenities – on the doorstep are the popular swimming spots at Newtown Cove and the Guillamene. Local conveniences such as Cove Stores, The Pier Café, the Coastguard Café and Cultural Centre, and the Ritz Bar are all within easy reach. Leisure pursuits are well catered for, with Tramore Golf Club and Tennis Club close by and the bustling town centre just under 2km away. The area also offers fantastic opportunities for swimming, surfing, beach walks, and a variety of water sports, making it an ideal location for an active coastal lifestyle. This property presents an exciting opportunity to construct a new two-storey home in one of the south-east's most stunning cliffside settings. More than just a place to live, this is a chance to create a bespoke home in one of Tramore's most distinguished coastal addresses—offering a lifestyle defined by natural beauty.



## Ground Floor:

Hallway: 1.05m x 2.75m (3' 5" x 9' 0")

Room 1: 4.40m x 3.19m (14' 5" x 10' 6")

Room 2: 2.13m x 2.57m (7' 0" x 8' 5")

Room 3: 2.11m x 2.57m (6' 11" x 8' 5")

Bathroom: 3.20m x 2.74m (10' 6" x 9' 0")

## Outside and Services:

Features: Full planning permission granted to replace the existing cottage with a stunning new two-storey residence.

Eligible for Vacant and Derelict Property Grants – up to €70,000 (T&Cs apply).

Walking distance to Newtown Cove, the Guillamene and Tramore's buzzing promenade.

A rare chance to create something truly special in a location that rarely becomes available.

## Directions

X91 D5W6

## BER Details

BER - Exempt

## Stamp Duty

Stamp duty @1%



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