



GRIFFIN
AUCTIONEERS



Gurteen Terrace, Pond Road
Tramore
Waterford

€589,000

PRSA Licence No.
001644-001882

Property Description



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

Ground Floor:

Entrance Hall: 1.80m x 8.02m (5' 11" x 26' 4") Laminate timber flooring and new front door.

Living room: 3.89m x 3.56m (12' 9" x 11' 8")

Timber flooring, Victorian marble & slate antique fireplace, Blacksmith solid fuel cast iron stove and single glaze teak sash window.

Lounge: 3.47m x 4.84m (11' 5" x 15' 11") Timber flooring, single glaze teak sash window, Victorian marble & slate fireplace.

Sitting room: 3.48m x 2.71m (11' 5" x 8' 11") Double doors to the lounge and sash window and timber flooring.

Kitchen: 3.57m x 3.70m (11' 9" x 12' 2") Tiled flooring, fitted kitchen with Stanley range and sash window.

Utility: 2.45m x 2.86m (8' 0" x 9' 5") Plumbed for washing machine.

Guest wc:

First Floor:

Landing: Hot press:

Bathroom: 2.32m x 2.75m (7' 7" x 9' 0") Tiled throughout, wc, wash hand basin, bath and shower unit.

Bedroom 1: 3.48m x 3.44m (11' 5" x 11' 3") Carpet flooring and double glaze sash window.

Bedroom 2: 3.48m x 3.44m (11' 5" x 11' 3") Carpet flooring and double front facing window.

En suite: Tiled throughout, wc, wash hand basin and shower unit.

Bedroom 3: 3.12m x 3.87m (10' 3" x 12' 8") Carpet flooring and sash window.

Bedroom 4: 3.61m x 3.71m (11' 10" x 12' 2") Carpet flooring and sash window.

Outside and Services:

Features: Maple timber block wood flooring.

Front door upgraded.

The property was replumbed throughout in the '80s.

The property has been rewired throughout.

Reopened and rendered Annex at the rear of the property.

Insulated attic.

New fireplace was installed in the lounges.

Chemical DPC injected into walls.

En suite added in the master bedroom.

New black wood flooring in hall/lounge/dining room.

Front windows are reglazed and sealed.

Back windows replaced double-glazed.

Kitchen upgraded.

Kitchen tiled.

External walls drylined and insulated.

Gas-fired central heating.

Directions

X91 DV70

BER Details

BER E1

Stamp Duty

Stamp duty @ 1%.



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