



Main Street
Tramore
Waterford

€230,000

PRSA Licence No.
001644-001882

Property Description

Located in the vibrant heart of Tramore town and only a short 5-minute stroll to Tramore Beach, this delightful two-story terraced home is perfectly positioned near top local attractions like the Vee Café, Seagull Bakery, the peaceful Japanese Gardens, and the historic Doneraile. With a variety of leisure options at your doorstep, this property presents a perfect blend of tranquil seaside charm and the lively atmosphere of town living, making it an excellent option for first-time homebuyers or investors. It's ideally situated near an array of shops, schools, and the stunning, newly pedestrianised central plaza, providing residents with the best of both worlds. The home also features a beautiful south-facing garden and patio area, accessible from the rear, adding to its allure and providing a serene outdoor space.

The accommodation includes entrance hall, living room, sitting room, kitchen, 3 bedrooms and bathroom.



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: 5.94m x 1.29m (19' 6" x 4' 3")	Laminate flooring.
Living Room: 3.04m x 3.55m (10' 0" x 11' 8")	Laminate flooring.
Sitting Room: 2.46m x 3.56m (8' 1" x 11' 8")	Laminate flooring and fireplace.
Kitchen: 3.51m x 2.37m (11' 6" x 7' 9")	Built in units.

First Floor:

Bedroom 1: 3.17m x 2.79m (10' 5" x 9' 2")	Carpet and built in wardrobes.
Bedroom 2: 2.42m x 3.34m (7' 11" x 10' 11")	Carpet and built in wardrobes.
Bedroom 3: 2.08m x 1.87m (6' 10" x 6' 2")	Carpet.
Bathroom: 3.54m x 2.39m (11' 7" x 7' 10")	Shower unit, wc and wash hand basin.

Outside & Services:

Features: Centrally located in the heart of Tramore's vibrant town centre.
5 minute walk to the beach.
Gas fired central heating.
Single glazed teak windows.
South facing garden and patio to the rear which is accessible from the rear.
External wc and shed to rear.
Ideal starter home.

Directions

X91 RWF1

BER Details

BER E2

Stamp Duty

Stamp duty @ 1%

