



Block 5, Atlantic Coast, Strand Road
Tramore
Waterford

€185,000

PRSA Licence No.
001644-001882

Property Description

This well presented 2-bedroom ground floor apartment, is perfectly situated a mere stone's throw from the lively promenade, the beautiful Tramore beach, and a variety of bustling coffee shops. It represents an excellent choice for those seeking a holiday home, a smart investment, or a charming residence to enjoy working from home throughout the year.

The layout is thoughtfully designed to maximize space and comfort. The heart of the home is an open-plan living area/kitchen, creating a welcoming space for relaxation and entertaining. It boasts two well-appointed bedrooms, including a master bedroom complete with an en-suite, and an additional bathroom, all combining to offer an unmatched living experience by the sea.

Atlantic Coast is convenient to a host of amenities including the vibrant town centre, a lively hub brimming with an array of shops, bars, coffee shops and local amenities. Here, everything you need is within easy reach, ensuring that convenience and leisure seamlessly intertwine in this delightful coastal haven. This property presents a rare chance to own a generously proportioned apartment located in



Ground Floor:

Entrance hall: 3.29m x 1.05m (10' 10" x 3' 5")	Laminate flooring.
Living Room: 4.35m x 5.40m (14' 3" x 17' 9")	Laminate flooring, feature fireplace, open plan through to kitchen.
Kitchen: 2.52m x 3.26m (8' 3" x 10' 8")	Laminate flooring, built in units, open plan through to living room.
Bathroom 1.68m x 2.10m (5' 6" x 6' 11")	Tiled floor, bath, WC, and wash hand basin.
Bedroom 1: 3.03m x 2.99m (9' 11" x 9' 10")	Laminate flooring,
Bedroom 2: 4.49m x 3.95m (14' 9" x 13' 0")	Laminate flooring and built in wardrobe.
En suite: 1.00m x 2.68m (3' 3" x 8' 10")	Tiled floor, WC, wash hand basin and shower unit

Outside/Services:

Features: Ground floor 2 bed seaside apartment.
PVC double glazed windows.
Electric storage heating.
Gated complex with parking on site.
Built c. 1998.
Superb location just a 2 minute walk to the beach, promenade and Tramore Nature Park.
Management fees are applicable.

Directions

X91 VK53

BER Details

BER E2 109919118

Stamp Duty

Stamp duty @1%

