



GRIFFIN
AUCTIONEERS



Queen Street
Tramore
Co. Waterford

€350,000

PRSA Licence No.
001644-001882

Property Description

No.23 Queen Street is an enchanting two-bay, two-storey terraced house, built c. 1820 which has been beautifully maintained and upgraded by its current owners who have held stewardship of this gem since 1904, all the while preserving its historical integrity. Set back from the street, it is part of a delightful row of three homes, featuring an enclosed front garden with a charming iron gate and railings providing a quaint and private entrance, adding to its picturesque kerb appeal. The property also boasts a long west-facing garden at the rear, offering privacy and perfect for relaxation or entertainment.

Located on Queen Street, a prime spot in the heart of the coastal town of Tramore, the house is ideally situated amid a vibrant mix of residential and commercial properties. It is just 150 meters from the newly pedestrianised plaza, placing it within easy reach of local conveniences and cultural highlights.

Residents will enjoy immediate access to an array of wonderful amenities. The neighbourhood is home to The Victoria House, The Vee Café, Seagull Bakery, and the serene Japanese Gardens. Additionally,



Ground Floor:

Entrance Hallway: 2.92m x 3.84m (9' 7" x 12' 7") Tiled flooring.
Living room: 3.54m x 3.55m (11' 7" x 11' 8") Walnut timber flooring, solid fuel open fire.
Utility: 1.03m x 3.90m (3' 5" x 12' 10") Plumbed for washing machine.
Kitchen/Dining room: 3.00m x 4.53m (9' 10" x 14' 10") Laminate flooring, fitted kitchen, doorway leading to the rear patio.

First Floor:

Landing: 1.79m x 4.01m (5' 10" x 13' 2") Carpet flooring and hot press.
Bedroom 1: 3.57m x 2.89m (11' 9" x 9' 6") Laminate flooring.
Bedroom 2: 3.20m x 3.72m (10' 6" x 12' 2") Laminate flooring.
Bedroom 3: 2.53m x 3.43m (8' 4" x 11' 3") Laminate flooring and build in wardrobe.
Bathroom: 3.96m x 1.34m (13' 0" x 4' 5") Tiled flooring, wc, and vanity unit with wash hand basin.

Outside and Services:

Features: The property has been carefully maintained and upgraded over the years.
This charming property is within a short stroll of the Promenade, Tramore Beach, Sandhills, Seagull Bakery, Japanese Gardens, Vee Bistro, and much more.
Large south-west facing garden at the rear of the property..
Beautiful patio at the rear.
Enclosed front garden with lovely steps leading to the front door.
Double-glazed windows.
Oil-fired central heating.
The property has been rewired and replumbed in recent years.

Directions

X91 VK84

BER Details

BER F 11370212.

Stamp Duty

Stamp duty @ 1%.

