



GRIFFIN
AUCTIONEERS



Pebble Drive, Pebble Beach
Tramore
Waterford

€175,000

PRSA Licence No.
001644-001882

Property Description

This appealing two-bedroom apartment is situated on the first floor in the desirable Pebble Beach area of Tramore. It features a balcony that offers breathtaking views of the sea, providing an idyllic setting for relaxation and entertainment.

The apartment is superbly located just a short walk from an array of top-notch amenities. Perfect for beach enthusiasts and casual walkers alike, it offers easy access to the picturesque Tramore beach ideal for swimming, surfing or leisurely beach strolls. Additionally, the property is conveniently close to numerous attractions, including Aldi, Splashworld, the Majestic Hotel, as well as various cafes, shops, restaurants, and the lively Tramore town centre. This makes it an ideal choice for those seeking both recreation and convenience in one prime spot.

This property is an excellent choice for those starting their homeownership journey, looking to downsize, or seeking a valuable investment opportunity in a highly sought-after seaside location.



First Floor:

Entrance Hall: 1.43m x 4.13m (4' 8" x 13' 7") Bright and welcoming entrance hall with cream tiled flooring, creating an inviting ambiance that sets the tone for the rest of the apartment.

Open Plan Living Room/Kitchen 7.98m x 4.18m (26' 2" x 13' 9") Open plan living room with cream tiled floor sets a neutral tone and provides a bright and airy feel. A focal point of the room is the charming fireplace with a stove adding warmth and ambiance to the space. Natural light floods in through the patio door that leads to the balcony with fantastic views out to Tramore Bay. White fitted kitchen with a feature breakfast bar.

Bedroom 1: 4.02m x 3.04m (13' 2" x 10' 0") Double room with elegant tiled flooring.

En suite: 1.76m x 1.75m (5' 9" x 5' 9") Featuring a tiled walk-in shower unit, wash hand basin, wc and tiled flooring.

Bedroom 2: 3.34m x 3.54m (10' 11" x 11' 7") Double room with tiled flooring and built in wardrobe.

Bathroom: 2.41m x 2.62m (7' 11" x 8' 7") Tiled flooring with bath, wc and wash hand basin.

Outside/Services Balcony with sea views.

Double glazed windows throughout.

Electric storage heating.

Parking on-site.

Only minute's walk to Tramore's 5k beach.

Amenities such as Aldi, Splashworld, Majestic Hotel, and bus routes are located within walking distance.

Management fees applicable.

Directions

X91 P2F7

BER Details

BER E1 106482045

Stamp Duty

Stamp duty @1%

