



Property Description

A uniquely charming and well maintained 3-bedroom terraced residence nestled in the heart of Tramore's vibrant town centre. This centrally positioned property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, investors, or those seeking a more manageable living space. The property benefits from a small yard to the back and parking on street outside. Superb amenities including Tramore Beach, The Vee Café, Seagull Bakery, the Japanese Gardens and the Doneraile are all within walking distance. The accommodation comprises entrance hall, lounge/dining room, kitchen, 3 bedrooms and bathroom. The convenient location offers the best of both worlds – a tranquil retreat with Tramore beach just a leisurely stroll away and easy access to shops, schools and all the amenities the town has to offer.



Ground Floor:

Entrance Hall: 5.73m x 1.54m (18' 10" x 5' 1") Tiled flooring, storage beneath the stairs.

Living Room/Dining Area: 3.15m x 3.62m (10' 4" x 11' 11") and 1.93m x 3.58m (6' 4" x 11' 9") Laminate timber flooring, TV point. Cast iron stove.

Kitchen: 3.94m x 2.22m (12' 11" x 7' 3") Tiled flooring, fitted wall and counter kitchen cabinets, plumbed for washing machine, access to rear yard.

First Floor:

Landing: 1.36m x 1.91m (4' 6" x 6' 3") Carpet flooring.

Bedroom 1: 4.29m x 2.34m (14' 1" x 7' 8") Carpet flooring, built in wardrobe and wash hand basin.

Bathroom: 1.51m x 3.51m (4' 11" x 11' 6") Shower unit, wc and wash hand basin.

Bedroom 2: 2.40m x 2.69m (7' 10" x 8' 10") Carpet flooring and built in wardrobe.

Bedroom 3: 3.62m x 2.60m (11' 11" x 8' 6") Carpet flooring and built in wardrobe.

Outside and Services:

Features: Centrally located in the heart of Tramore's vibrant town centre.

Within walking distance to many wonderful amenities including Tramore Beach, the Japanese Gardens, Aldi and Victoria House pub.

Double-glazed windows throughout.

Oil-fired central heating.

Enclosed yard area to the rear.

Directions

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BER Details

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Stamp Duty

Stamp duty @ 1%

