



GRIFFIN
AUCTIONEERS



Doneraile Drive
Tramore
Waterford

€475,000

PRSA Licence No.
001644-001882

Property Description

Griffin Auctioneers are delighted to present Windswept, Doneraile Drive, Tramore – an exceptional 3-bedroom coastal property tucked away in the heart of one of Tramore's highly sought-after areas. This charming home boasting stunning sea views is perfectly situated beside the picturesque Doneraile Walk, the vibrant Coastguard Cultural Centre and Café and Tramore Tennis Club. With Cove Stores, the Pier Restaurant, the Ritz Bar, the beautiful 5km beach, the pier and the bustling town centre all just a short stroll away, this superbly located home offers unparalleled convenience and a truly enviable lifestyle.

This unique seaside home offers a blend of historic and modern living, the ground floor was originally built in c. 1850's exuding character and timeless appeal, while the first and second floors were extended in c. 1970's.



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: 1.96m x 5.24m (6' 5" x 17' 2") Welcoming and bright entrance hall with carpet flooring that contributes to a warm and inviting ambiance. A contemporary composite front door provides excellent insulation and security. A beautiful wooden staircase leads to the upper floor, adding to the charm of the space.

Bedroom 1: 2.85m x 2.80m (9' 4" x 9' 2") Bedroom 1 features textured white walls, a wooden accent wall, carpet flooring and ample natural light.

Shower Room: 1.95m x 2.22m (6' 5" x 7' 3") Featuring a clean and practical design with white walls, timber flooring and feature wooden panelling, a round corner shower enclosure with a sliding glass door, a pedestal sink, and wc.

Bedroom 2: 3.27m x 4.03m (10' 9" x 13' 3") Bright and airy, thanks to the two windows that allow an abundance of natural light to flood in, with timber flooring.

Studio/Office: 2.85m x 4.74m (9' 4" x 15' 7") Bright and airy room with tiled flooring and doors leading to the garage/courtyard.

Garage/courtyard: 3.54m x 3.53m (11' 7" x 11' 7") With timber flooring.

First Floor:

Open Plan Kitchen/Living Area: 4.91m x 7.79m (16' 1" x 25' 7") Open-plan kitchen and living area with multiple windows bathing in natural light and offering captivating panoramic views of Tramore Bay. The living area features a wood pellet stove and carpet flooring. The kitchen is seamlessly integrated into the space, providing a modern and efficient layout for cooking and entertaining. Access to the balcony allows for easy indoor-outdoor living, perfect for enjoying the seaside location and stunning views.

Shower Room: 2.31m x 0.92m (7' 7" x 3' 0") Featuring wash hand basin, wc and shower.

Second Floor:

Attic Room: 4.72m x 2.20m (15' 6" x 7' 3") Spacious and serene retreat, featuring carpet flooring that adds comfort and warmth. The standout feature of this room is its beautiful panoramic views of Tramore Bay that perfectly frame the windows allowing natural light to flood the room, enhancing the bright and airy feel

Outside and Services:

Features: Exceptional 3-bedroom coastal property.

Located in one of Tramore's most sought-after areas with breathtaking sea views.

Ground floor of home was built c. 1850's, the first and second floors were extended in c. 1970.

Balcony with sea views.

Double glazed windows.

Composite front door.

Electric heating.

Wood pellet stove in living room.

Located a stone's throw from the stunning Doneraile Walk, the Coastguard Cultural Centre and Café and Tramore Tennis Club.

Directions

X91 D786

BER Details

BER C1 117584433 160.36 kWh/m²/yr.

Stamp Duty

Stamp duty @1%



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