



**GRIFFIN**  
AUCTIONEERS



Queen Street  
Waterford

€225,000

PRSA Licence No.  
001644-001882



## Property Description

No. 8 Queen Street is situated in the heart of Tramore's bustling town centre offering a perfect combination of tranquility and convenience. This charming mid-terraced home boasts breathtaking sea views. On the ground floor, you'll find an entrance hall, a cosy living room, and a bedroom. The lower ground floor is home to a functional kitchen, utility room, and bathroom, while the first floor hosts three additional bedrooms, making this property both spacious and versatile. A garden at the rear provides a peaceful retreat, ideal for soaking in the fresh sea breeze.

While 'No. 8' retains its inherent charm, it is a property in need of modernisation and refurbishment throughout. This presents a fantastic opportunity for new owners to infuse the home with their personal style, transforming it into a contemporary coastal haven. The home's potential to blend modern comforts with its classic appeal, all while maintaining its stunning sea views, makes it a truly unique offering.



Ground Floor:

Entrance Hall: 4.17m x 1.55m (13' 8" x 5' 1") Carpet flooring.
Living Room: 3.33m x 3.65m (10' 11" x 12' 0") Carpet flooring and fireplace.
Bedroom 1: 2.08m x 3.68m (6' 10" x 12' 1") Carpet flooring. Sea views.

First Floor:

Landing: 1.14m x 0.74m (3' 9" x 2' 5") Carpet flooring. Window with stunning sea views.
Bedroom 2: 3.40m x 3.31m (11' 2" x 10' 10") Carpet flooring, located to the front.
Bedroom 3: 2.49m x 1.97m (8' 2" x 6' 6") Carpet flooring, located to the front.
Bedroom 4: 2.08m x 3.74m (6' 10" x 12' 3") Carpet flooring. Located to the rear with panoramic sea views.

Lower Ground Floor:

Hallway: 4.03m x 1.57m (13' 3" x 5' 2") Tiled floor. Access to rear garden.
Pantry: 1.15m x 1.45m (3' 9" x 4' 9")
Kitchen: 3.40m x 3.66m (11' 2" x 12' 0") Wood panelled walls. Built in units.
Utility Room: 1.82m x 3.35m (6' 0" x 11' 0")
Bathroom: 2.33m x 2.99m (7' 8" x 9' 10") Wood panelled walls, laminate flooring, bath with overhead shower, WC and wash hand basin.

Outside and Services:

Features: Excellent town centre terraced home with beautiful sea views.
In need of modernisation and refurbishment throughout.
Garden to the rear.
Mains services.
Single glazed Teak windows.
On-street parking.
Within walking distance to a host of amenities including Tramore beach and Sandhills, The Doneraile, Seagull Bakery, The Vee Bistro, the Japanese Gardens, shops, bars and much more.

Directions

X91 X072
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Stamp Duty

Stamp duty @1%
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BER Details

BER E2 103521332 351.93 kWh/m²/yr.
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