



Pebble Grove, Pebble Beach
Tramore
Waterford

€200,000

PRSA Licence No.
001644-001882

Property Description

Superbly located two-bedroom bungalow is nestled in the highly sought-after Pebble Beach Development in the seaside town of Tramore. Well maintained and recently refurbished, the property has seen significant upgrades, including a new heating system installed just two years ago, a composite front door, a part new roof added earlier this year, and a bathroom re-fit completed in 2023, ensuring a comfortable and low-maintenance living experience. The property also features PVC double glazing throughout and oil fired central heating.

Perfectly situated within walking distance to a variety of top-notch amenities, this bungalow is a dream for beach enthusiasts. The stunning Tramore Beach, famous for its swimming, surfing, and serene coastal walks, is just a short stroll away. Beyond the beach, the property is conveniently located near popular attractions such as Aldi, Splashworld, the Majestic Hotel, as well as a wide selection of cafes, shops, and restaurants. The vibrant Tramore town centre is also nearby, offering a perfect blend of leisure and convenience.



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: 3.57m x 1.18m (11' 9" x 3' 10") Carpet flooring.

Open plan Living Room/Kitchen: 7.99m x 4.28m (26' 3" x 14' 1") Fitted white kitchen with tiled flooring. The living room area has carpet flooring, a focal point of the room is the charming fireplace with a stove adding warmth and ambiance to the space. Patio doors lead to the outside enclosed space.

Bedroom 1: 3.79m x 3.70m (12' 5" x 12' 2") Carpet flooring and built in wardrobe.

En suite: 1.81m x 1.76m (5' 11" x 5' 9") Tiled flooring with shower, wash hand basin and wc.

Bedroom 2: 2.94m x 3.73m (9' 8" x 12' 3") Carpet flooring and built in wardrobe.

Shower Room: 1.70m x 1.95m (5' 7" x 6' 5") Tiled flooring, with shower unit, wash hand basin and wc.

Outside and Services:

Features: Excellent 2 bedroom bungalow in sought after location.

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

Amenities such as Aldi, Splashworld, cafes, restaurants, and bus routes are located within walking distance.

PVC double glazed windows.

Oil fired central heating.

Composite front door.

Alarmed.

High speed broadband.

Ideal starter, holiday or downsize home!

Management fees applicable.

Directions

X91 D5E5

BER Details

BER C2.

Stamp Duty

Stamp duty @1%

