



GRIFFIN
AUCTIONEERS



Pebble Lawn, Pebble Beach
Tramore
Waterford

€195,000

PRSA Licence No.
001644-001882

Property Description

This two-bedroom, ground-floor apartment, situated in the highly desirable Pebble Beach complex in Tramore, presents a fantastic opportunity for downsizers, first-time buyers, or investors. The apartment is in turn-key condition, having been meticulously refurbished in recent years to include a modern kitchen, new windows, updated electric radiators, and fresh internal doors. Additionally, a newly installed patio enhances the outdoor space, making it perfect for enjoying the coastal air. With its fresh, contemporary updates, this apartment is ready for immediate occupancy without any further work needed.

The layout of the apartment has been carefully considered to maximise comfort and functionality. Upon entering, you're greeted by a welcoming entrance hall that leads into the main living space, which is an open-plan kitchen, dining, and living area. This open design creates a fluid, airy environment that takes full advantage of natural light, making the space feel larger and more inviting. The modern kitchen is a



Ground Floor:

Entrance porch: 1.80m x 1.42m (5' 11" x 4' 8") Welcoming entrance porch through a large glass sliding door with tiled flooring.

Entrance hall: 3.26m x 1.23m (10' 8" x 4' 0") Bright entrance hall with tiled flooring.

Open Plan Kitchen/Diner/Living Room: 8.00m x 4.23m (26' 3" x 13' 11") The open-plan kitchen, living, and dining area is spacious and airy with light, neutral tones, enhancing the sense of space and light in the room. The new modern kitchen features sleek, white cabinetry complimented by black tiled flooring. The living and dining area has laminate flooring with a fireplace serving as a focal point for the room. Overall, the room is designed to be functional and stylish, perfect for both daily living and entertaining.

Shower Room: 2.01m x 2.41m (6' 7" x 7' 11") Contemporary shower room featuring tiled flooring, walk-in shower unit, wash hand basin and wc.

Bedroom 1: 3.97m x 3.01m (13' 0" x 9' 11") Bright spacious master bedroom with laminate flooring and built in wardrobes.

En suite: 1.74m x 1.74m (5' 9" x 5' 9") Contemporary shower room with tiled flooring, shower unit, wash hand basin and wc.

Bedroom 2: 2.95m x 3.56m (9' 8" x 11' 8") Spacious double bedroom with laminate flooring and built in wardrobes.

Outside and Services:

Features: Superbly presented ground floor 2 bed apartment

Recent upgrades include a new modern kitchen, new windows, updated electric radiators, internal doors and a new patio.

PVC double glazing.

Electric storage heating.

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 R2A8

BER Details

BER C1

Stamp Duty

Stamp duty @1%

