



GRIFFIN
AUCTIONEERS



Pebble Lawn, Pebble Beach
Tramore
Waterford

€275,000

PRSA Licence No.
001644-001882

Property Description

This beautifully upgraded three-bedroom bungalow, located in the highly sought-after Pebble Beach Development, offers an exceptional combination of comfort and convenience. Recent enhancements include new PVC double glazing, energy-efficient infrared electric heating panels, and stylish vinyl flooring throughout, adding modern comfort and aesthetic appeal to the home.

Set within walking distance of a wide range of premium amenities, the property boasts an ideal location just minutes from the stunning Tramore Beach. Whether you're looking to swim, surf, or enjoy peaceful seaside strolls, this home provides easy access to all that the area has to offer.



Ground Floor:

Entrance hall: 1.26m x 1.63m (4' 2" x 5' 4") Bright and spacious entry with composite front door and vinyl flooring.

Hallway: 2.43m x 2.18m (8' 0" x 7' 2") / 2.01 x 0.97 (6' 7" x 3' 2") With vinyl flooring.

Open Plan Living Room/Dining Room: 4.28m x 7.98m (14' 1" x 26' 2") 4.28m x 7.98m (14' 1" x 26' 2") Featuring modern vinyl flooring throughout, offering a sleek and easy-to-maintain surface. The space is light and airy, benefiting from neutral-coloured walls and large windows that allow natural light to flow in. Patio doors provide convenient access to the outdoor area, enhancing the sense of space and connection to the exterior.

Kitchen: 3.19m x 3.12m (10' 6" x 10' 3") Modern and functional kitchen featuring stylish vinyl flooring, which complements the neutral tones of the room. It is fitted with sleek grey cabinetry, providing ample storage and a clean, contemporary look.

Bedroom 1: 2.89m x 3.41m (9' 6" x 11' 2") Bright and airy master bedroom with contemporary vinyl flooring with built in wardrobes and shelving.

En suite: 1.69m x 1.91m (5' 7" x 6' 3") Ensuite with vinyl flooring, shower unit with Triton shower, wash hand basin and wc.

Bedroom 2: 3.54m x 3.41m (11' 7" x 11' 2") With vinyl flooring and built in wardrobes.

Bedroom 3: 3.29m x 3.02m (10' 10" x 9' 11") With vinyl flooring and built in wardrobe.

Bathroom: 1.73m x 2.58m (5' 8" x 8' 6") With vinyl flooring, bath, wash hand basin and wc.

Outside and services:

Features: Recently refurbished 3 bed bungalow.

Newly installed PVC double glazing.

Energy-efficient infrared electric heating panels.

Stylish vinyl flooring throughout.

Minutes walk to Tramore Beach and all amenities.

Management fees applicable.

Directions

X91 H7T1

BER Details

BER C1 116374331

Stamp Duty

Stamp duty @1%

