



GRIFFIN
AUCTIONEERS



Main Street
Tramore
Waterford

€285,000

PRSA Licence No.
001644-001882

Property Description

'Winterhill' is a beautifully rebuilt and meticulously renovated two-bedroom terraced home, presenting a rare chance to experience modern living in a sought-after coastal setting. This turn-key property, fully renovated in 2018, showcases a sleek contemporary design that seamlessly blends style and functionality for effortless living.

The home boasts a C1 BER rating, gas-fired central heating, and double-glazed windows, ensuring comfort and energy efficiency. To the rear, a private patio and BBQ area provide the perfect setting for outdoor entertaining or relaxing in the fresh coastal air.

Perfectly positioned just 150 meters from Tramore's vibrant pedestrianised plaza offering unparalleled access to the town's best amenities. Whether you're savouring a coffee at The Vee Café, indulging in fresh-baked treats from the renowned Seagull Bakery, or unwinding at the charming Old Forge Pub, everything you need is right at your doorstep.

For those who love the outdoors, the stunning Tramore Beach and picturesque promenade are just a short stroll away, offering endless opportunities for seaside relaxation and recreation. Beyond the beach, immerse yourself in the peaceful beauty of the nearby Japanese Gardens or take a scenic walk along the breathtaking Doneraile with sweeping sea views provide the perfect backdrop for a leisurely afternoon.

'Winterhill' is an excellent choice for downsizers, first-time buyers, or those seeking an Airbnb investment. With its unbeatable location and impeccable modern finish, this contemporary coastal gem is a must-see for anyone looking to experience the best of seaside living in a thriving and picturesque town.



Ground Floor:

Open Plan Living Room/Kitchen: 8.99m x 5.40m (29' 6" x 17' 9") Step into the heart of the home with this stunning open plan living room, kitchen and dining area, where design and functionality blend seamlessly to create an inviting space. The living area is a bright and stylish space, designed for both comfort and functionality. Sleek, high-gloss tiled flooring adds a touch of sophistication. A feature stove serves as a focal point, creating a warm and inviting atmosphere.

This stunning modern kitchen boasts a sleek, contemporary design with high-end elegant dark cabinetry. Large patio doors lead seamlessly to the rear patio, allowing for an abundance of natural light and effortless indoor-outdoor living.

Utility Room: 0.71m x 1.43m (2' 4" x 4' 8") Convenient utility room featuring practical and easy to maintain tiled flooring, plumbed for appliances, designed to accommodate washing machine and dryer.

First Floor:

Landing: 2.11m x 1.92m (6' 11" x 6' 4") The stylish landing boasts plush carpet flooring and elegant feature wallpaper creating a warm and sophisticated ambiance.

Bedroom 1: 2.87m x 3.67m (9' 5" x 12' 0") This modern bedroom features a sleek, contemporary design with warm wood flooring, and recessed ceiling lighting, creating a cosy yet sophisticated ambiance and a large window that allows for ample natural light.

Walk-in wardrobe: 1.59m x 1.55m (5' 3" x 5' 1") The walk-in wardrobe provides ample storage ensuring the bedroom remains clutter-free, promoting a sense of tranquility and order.

Bedroom 2: 3.65m x 3.81m (12' 0" x 12' 6") Bright and airy bedroom featuring warm wood flooring and two windows that allow for ample natural light.

Office/walk-in wardrobe: 2.04m x 2.09m (6' 8" x 6' 10") Convenient adjoining office space and walk-in wardrobe with ample storage.

Shower Room: 2.10m x 2.08m (6' 11" x 6' 10") Contemporary elegant shower room fully tiled exudes a warm and serene atmosphere. Featuring a walk-in shower and is equipped with a wc and wash hand basin.

Outside and Services:

Features: Stunningly renovated turn-key contemporary home located in the heart of Tramore.

Gas fired central heating.

Double glazed windows.

Rear patio and BBQ area.

Just 150m from Tramore's pedestrianised plaza with cafes, bakeries and pubs at your doorstep.

A short stroll to Tramore beach and promenade, Japanese Gardens and the scenic Doneraile walk.

Perfect home for downsizers, first time buyers or an Airbnb venture.

Directions

X91 A611

BER Details

BER C1

Stamp Duty

Stamp duty @ 1%

