



GRIFFIN
AUCTIONEERS



Cuil Beag
Tramore
Waterford

€225,000

PRSA Licence No.
001644-001882

Property Description

Located within a charming and sought-after small development, this superbly located two-bedroom end of terrace home offers an exceptional living experience. Immaculately presented and well maintained, the property boasts PVC double glazing throughout and oil-fired central heating. The inviting layout is perfect for first-time buyers or those looking to downsize. Externally, the home features a private rear garden with a convenient side entrance, while the front offers a convenient parking space for added ease.

Ideally positioned, this home is just a short stroll from an array of essential amenities, including schools, crèches, Summerhill Shopping Centre, and the vibrant heart of Tramore town. With the stunning coastline nearby, residents can enjoy leisurely walks along the beach and promenade, take in the scenic beauty of the Doneraile and Newtown Cove, or engage in various sporting activities available in the area.

This coastal gem presents a rare opportunity to acquire a beautifully maintained home in a prime location. Whether you're taking your first step onto the property ladder or seeking a more manageable space, this delightful residence promises both comfort and convenience in a highly desirable setting.



Ground Floor:

Entrance Hall:

Living Room: 3.47m x 3.95m (11' 5" x 13' 0") The living room is a warm and inviting space featuring timber flooring, a solid fuel cast iron stove serves as a charming focal point, providing both warmth and character.

Kitchen/Dining Room: 3.50m x 4.47m (11' 6" x 14' 8") The kitchen/dining room is a bright and functional space featuring a fully fitted kitchen. Ample storage is provided with a dedicated storage room. A doorway leads directly to a private rear garden, offering a seamless connection between indoor and outdoor spaces.

First Floor:

Landing: 0.99m x 2.00m (3' 3" x 6' 7") Features a convenient hot press for additional storage and a hatch to the attic.

Shower Room: 1.99m x 2.23m (6' 6" x 7' 4") The shower room is modern and fully tiled for a sleek and easy-to-maintain finish. It features a spacious shower unit fitted with a T90 electric shower, ensuring instant hot water and convenience and includes a WC and a wash hand basin.

Bedroom 1: 2.35m x 3.37m (7' 9" x 11' 1") With timber flooring and built-in wardrobe.

Bedroom 2: 3.48m x 3.97m (11' 5" x 13' 0") With timber flooring, built-in wardrobe and shelving and a TV point.

Outside and Services:

Features: Two bed end of terrace property in excellent condition throughout.

Prime location within walking distance to schools, town centre, creches, shopping facilities and bus routes.

Ideal for first time buyers or downsizers.

PVC double glazed windows.

Oil fired central heating.

Parking at front and side entrance.

Private garden to the rear.

Directions

X91 Y8N6

BER Details

BER C1

Stamp Duty

Stamp duty @1%

