



GRIFFIN
AUCTIONEERS



Marian Terrace
Tramore
Waterford

€239,000

PRSA Licence No.
001644-001882

Property Description

Charming end of terrace 3-bed property located in the highly desirable and mature neighbourhood of Marian Terrace. Presented in excellent condition throughout, the home sits on a generous site and features a spacious south-facing rear garden, perfect for outdoor relaxation. The property also offers great potential to extend (subject to planning permission).

At the front, a well maintained garden with mature hedging provides a sense of privacy, while a large driveway to the side offers ample off-street parking, a side entrance and easy access to the rear.

The home has been thoughtfully upgraded in recent years, featuring a new boiler and double-glazed windows. Additionally, the property was externally insulated three years ago and boasts a commendable B3 energy rating enhancing energy efficiency and year-round comfort. Further features include oil-fired central heating and a practical shed at the rear for convenient storage space.

Exceptionally well-located just a short stroll from Tramore town centre, this property is perfectly positioned to enjoy a wealth of local amenities, including primary and secondary schools, creches, shops, cafés, and the stunning Tramore beach and promenade. Excellent public transport links provide easy access to surrounding areas, making daily commutes or leisurely outings effortlessly convenient.

This property is an excellent choice for first-time buyers or those looking to downsize, offering a lifestyle of convenience and comfort with all essential services and amenities readily accessible.



Ground Floor:

Entrance Hall: 2.12m x 3.55m (6' 11" x 11' 8") Bright and spacious entrance hall featuring light-colored floor tiles.

Living Room: 4.58m x 3.36m (15' 0" x 11' 0") Bright and spacious living room with laminate flooring featuring a fireplace with a cast iron stove.

Kitchen: 3.19m x 1.85m (10' 6" x 6' 1") The kitchen features white cabinetry with laminate flooring and a door leading to the rear garden for easy outdoor access.

Shower Room: 2.10m x 1.60m (6' 11" x 5' 3") Contemporary shower room fully tiled featuring white marble-effect tiles with a corner shower unit, stylish vanity unit, WC, and a mirror with integrated LED lighting enhancing the modern appeal.

First Floor:

Landing: 1.88m x 2.05m (6' 2" x 6' 9") With carpet flooring.

Bedroom 1: 2.90m x 2.22m (9' 6" x 7' 3") With laminate timber flooring.

Bedroom 2: 3.90m x 3.01m (12' 10" x 9' 11") This spacious bedroom features a cosy carpet and a stylish freestanding wardrobe. A standout feature is the ornate fireplace adding character and charm to the room.

Bedroom 3: 3.04m x 3.66m (10' 0" x 12' 0") With laminate flooring and built-in wardrobe.

Outside and Services:

Features: Excellent 3 bed end of terrace located in a highly sought-after mature residential area.

Efficient B3 energy rating.

Spacious south-facing rear garden with shed.

Off road parking.

Large side entrance.

Recent upgrades include fully rewired, new boiler, double glazed windows, wrapped/insulated and a contemporary shower room.

Oil fired central heating.

Town centre, schools, creches, shopping facilities, bus routes are all within walking distance.

Ideal starter home or downsize option.

Directions

X91 YV82

BER Details

BER B3 114538341

Stamp Duty

Stamp duty @1%

