



Property Description

Bright and spacious two bed 1st floor apartment situated in the popular Pebble Beach complex. The excellent holiday home boast sea views of Tramore Bay and can be used all year round to enjoy the wonderful amenities in Tramore including beaches, restaurants and cafés. The apartment is within walking distance of Splashworld, Aldi, pharmacy, playground, main bus station and Tramore town centre.

Accommodation includes: Entrance Hall, open plan kitchen/dining living room, 2 bedrooms (master en suite) and bathroom.



These particulars are for guidance only and do not form any part of any contract. Intending purchasers and lessees should satisfy themselves as to their correctness.

First Floor:

Entrance Hall: Carpet flooring.
Landing: 1.44m x 4.18m (4' 9" x 13' 9") Carpet flooring and double glazed hall door.
Open plan kitchen/dining/living room: 8.07m x 4.17m (26' 6" x 13' 8") Open plan layout with tiled and carpet flooring, fitted kitchen, plumbed for appliances, solid fuel stove and balcony with lovely sea views.
Bedroom 1: 3.39m x 3.57m (11' 1" x 11' 9") Twin room with carpet flooring.
Master Bedroom 2: 4.05m x 3.06m (13' 3" x 10' 0") Double room with carpet flooring.
En suite: 1.78m x 1.76m (5' 10" x 5' 9") Tiled floor, electric shower, wc and wash hand basin.
Bathroom: 2.43m x 2.60m (8' 0" x 8' 6") Tiled floor, shower over bath, wc and wash hand basin.

Outside and Services:

Features: The apartment comes fully furnished and has a living area of c. 780 sq.ft.
South-facing first floor balcony with sea views.
Double glazed windows.
Parking on site.
Only minutes walk to the beach and playground
Management fees are €800.00 per annum.

Directions

X91 W8H0

BER Details

BER C2 101981314 191.83 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.

