GRIFFIN
AUCTIONEERS

Southshore Strand Road
Tramore
Waterford

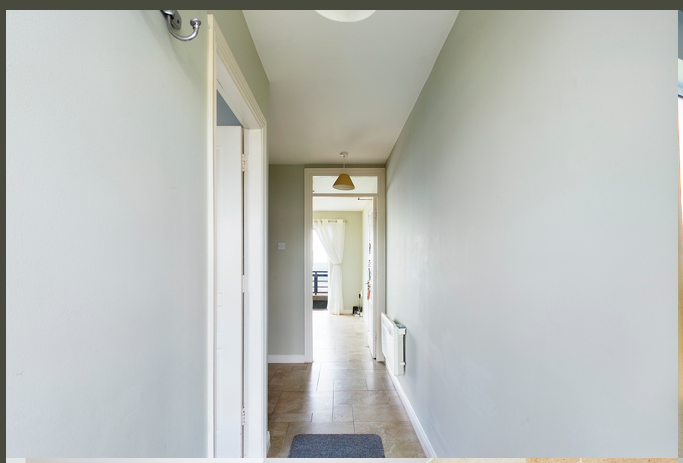
€250,000

PRSA Licence No.
001644-001882

Property Description

No.38 South Shore is located on the stunning Strand Road in the finest seaside coastal town in the whole of the South East - Tramore. Seaviews are on the menu in this excellent home laid out over three floors with unrivalled views of Tramore Beach, Brownstown Head, The Metal Man, The Pier, The Doneraille and the ocean out front. All the town's wonderful amenities are a stone's throw away such as 'The Beach House Restaurant', 'The Waterfront with its stunning veranda, 'Seagull Bakery' and much more. Whether you are looking for a holiday retreat, a remote place to live and work from, or a beautiful home to reside in all year round, 'South Shore' has it all. This gated complex is private and the property boasts spacious accommodation throughout, viewing highly recommended.

Accommodation includes: Entrance hall, kitchen/dining room, lounge, shower room/guest wc, 3 bedrooms and bathroom.



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

Ground Floor

Entrance Hall Tiled floor with wall mounted electric storage heater.

Kitchen/Dining room 14' 10" x 12' 7" (4.53m x 3.83m) Bright and airy kitchen with fully fitted kitchen, patio doors leading on to the balcony with stunning views of the beach.

Balcony Amazing balcony with stunning views.

Bathroom 5' 5" x 8' 2" (1.65m x 2.49m) Fully tiled, bath with shower, wc, and wash hand basin.

Bedroom 1 11' 2" x 7' 10" (3.40m x 2.38m) Double bedroom with carpet floors, rear facing aspect and wall mounted electric storage heater.

First Floor

Lounge 14' 11" x 12' 7" (4.55m x 3.83m) Panoramic vista room with carpet floors, 2 Velux windows, patio doors with stunning sea views.

Shower room 5' 7" x 10' 4" (1.71m x 3.16m) Fully tiled, triton shower, wc, and wash hand basin.

Bedroom 2 7' 10" x 15' (2.38m x 4.56m) Double bedroom with carpet floors, wall mounted electric storage heater and rear facing aspect.

Mezzanine Floor

Bedroom 3 14' 5" x 15' (4.40m x 4.56m) Double room with 3 Velux windows, built in unit in the eaves and stunning sea views.

Outside/Features:

Features: Features:
The property has a living area of c. 1.086 sq.ft.
Management fees €1400 p.a.
uPVC double glazed windows.
On-site private parking and amenity area.
Best location in Tramore.
Unrivaled sea views.
Beachfront location.
Cliffside views.
All amenities on the doorstep.
Secure gated complex.

Directions

X91 FC43

Directions

Directions

Stamp Duty

Stamp Duty @ 1%

BER Details

BER Details