GRIFFIN
AUCTIONEERS

Zadkiel
Tramore
Co. Waterford

€245,000

PRSA Licence No.
001644-001882

Property Description

A superb opportunity to acquire this very attractive 3 bed semi-detached property in a great location, situated just a few metres away from the Beach, Moes Café and T Bay Surf Centre. This excellent house could act as a wonderful home or as an investment opportunity in the year-round weekly holiday rental market.

Accommodation: Entrance hall, living room, kitchen/dining room, shower room/guest w.c, 3 bedrooms (master en suite). BER B3.

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: 1.79m x 3.60m (5' 10" x 11' 10") /1.05 x 2.59 Welcoming area with AC5 wooden floors, radiator and phone point.

Living Room 3.16m x 4.66m (10' 4" x 15' 3") Good size living area with AC5 wooden floors, TV point, PVC door leading to the rear garden and views of the sandhills and the sea.

Kitchen/Dining room 4.36m x 3.43m (14' 4" x 11' 3") Generous size room, wall & counter units, AC5 wooden floors and plumbed for washing machine.

Kitchenette 1.92m x 1.94m (6' 4" x 6' 4") Tiled floors, fitted kitchen and new electric induction hob, and self cleaning electric fan oven, new washer/dryer and new fridge/freezer.

Shower Room/Guest W.C 1.77m x 1.79m (5' 10" x 5' 10") Tiled floor, electric shower, w.c and wash hand basin.

Bedroom 1 2.98m x 3.26m (9' 9" x 10' 8") Double room with AC5 wooden floors, built in wardrobe, radiator and lovely views of the sandhill and the sea.

First Floor

Bedroom 2 2.96m x 2.19m (9' 9" x 7' 2") Single room with carpet flooring, storage under eaves, radiator, Velux window and seaview.

Bedroom 3 3.16m x 5.09m (10' 4" x 16' 8") Generous size master double bedroom with carpet flooring, radiator, 2 Velux windows and lovely views of the sea and Tramore town.

En Suite 1.91m x 1.75m (6' 3" x 5' 9") Tiled floor, electric shower, w.c and wash hand basin.

Outside and Services

Features The property was built in 2004 and has a living area of c. 1,000 sq ft.

Other features include: Oil fired central heating, uPVC double glazed windows, attic insulated, alarm, broadband, outside tap, off-road parking and excellent B3 BER Cert.

The property has also been totally renovated, and finished last October.

All walls and ceilings painted professionally.

New economic condenser boiler, system and high output radiators.

All new top grade AC5 wooden floors.

All new carpets, and underlays.

New showers, screens and tiling.

New kitchen tiling and worktops.

New electric induction hob, and self cleaning electric fan oven.

New washer/Dryer.

New Fridge/Freezer.

Directions

X91 Y4D9

BER Details

B3 107511198144.25 kWh/m²/yr

Directions

BER Details

Stamp Duty

Stamp duty @ 1%.