GRIFFIN
AUCTIONEERS

The Estuary Somerville
Tramore
Waterford

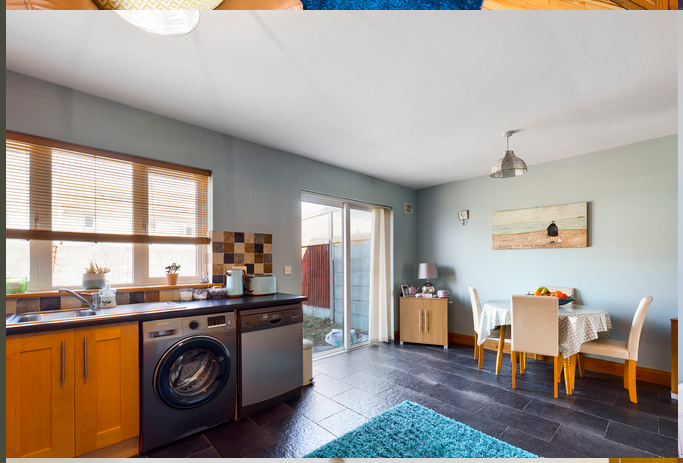
€275,000

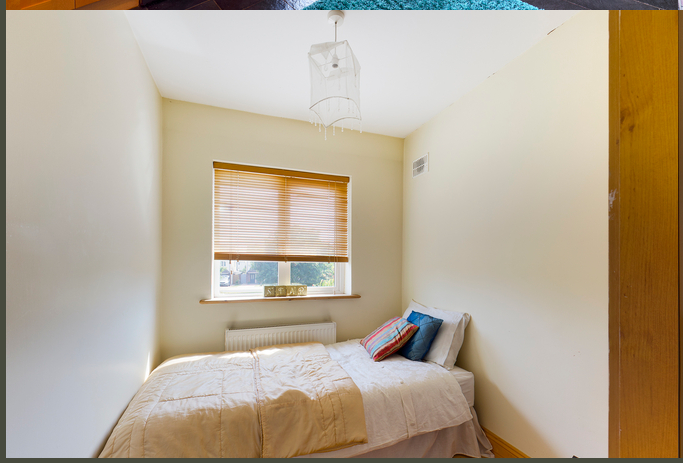
PRSA Licence No.
001644-001882

Property Description

An excellent opportunity to acquire this very well maintained 3 bedroom semi-detached family home resting on an extra large corner site in the conveniently situated 'Somerville' area. This lovely home has the potential for an extension or addition of a garage subject to planning permission. Somerville enjoys an enviable location with the beautiful 'estuary' boardwalk on its doorstep with a host of attractive amenities nearby such as Tramore beach, sandhills, promenade, coffee shops, and sporting facilities. Viewings are highly recommended.

Accommodation includes: Entrance hall, guest wc, lounge, kitchen/dining room, 3 bedrooms (master en suite) and bathroom. BER C2.





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: 5.16m x 1.78m (16' 11" x 5' 10")

Guest WC: 1.76m x 0.77m (5' 9" x 2' 6") Wash hand basin and wc.

Lounge: 3.57m x 4.80m (11' 9" x 15' 9") Solid maple timber flooring, gas fire, TV point and double doors leading to the kitchen/dining room.

Kitchen/Dining room: 3.69m x 5.52m (12' 1" x 18' 1") Tiled flooring, fitted kitchen and PVC sliding door to the rear garden.

First Floor:

Landing: 3.54m x 1.98m (11' 7" x 6' 6") Carpet flooring.

Bathroom: 2.17m x 1.99m (7' 1" x 6' 6") Timber flooring, bath with shower, wc and wash hand basin.

Bedroom 1: 4.05m x 3.04m (13' 3" x 10' 0") Timber flooring and built in wardrobe.

En suite: 1.46m x 2.11m (4' 9" x 6' 11") Wc, wash hand basin and shower unit.

Bedroom 2: 3.38m x 3.44m (11' 1" x 11' 3") Timber flooring.

Bedroom 3: 2.75m x 2.08m (9' 0" x 6' 10") Timber flooring.

Outside and Services:

Features: A host of amenities are located within walking distance such as Tramore Beach and Tramore soccer and GAA clubs.
Easy access to main Waterford road.
18 years old.
Gas-fired central heating.
Upvc double-glazed windows.
Southwest facing garden.
Side entrance.
Extra large corner site with potential for an extension or addition of a garage subject to planning permission.
Off-road parking.

Directions

X91 X2R2

BER Details

BER C2 115437501 185.25 kWh/m²/yr.

Stamp Duty

Stamp duty @ 1%.