



Main Street
Tramore
Waterford

€450,000

PRSA Licence No.
001644-001882

Property Description

A fantastic opportunity to acquire a perfectly positioned three-bay 5 bedroom townhouse laid out over three floors located on Tramore's superb-looking public realm town plaza. 'The Central' has an array of wonderful amenities within walking distance such as 'The Vee Cafe, Seagull Bakery, Tramore Beach, Doneraile, and Japanese Gardens to name but a few. This fine property measuring 1761 sq.ft has an abundance of character, as well as spectacular views of Tramore Bay, Sandhills, and Brownstown Head from the rear-facing accommodation. Additionally, the property has the benefit of a large private and spacious garden/patio at the rear and side. Viewing this unique property is highly recommended.

Accommodation comprises: Entrance hall, lounge, guest wc, shower room, utility, 4 bedrooms, and kitchenette/study room. Lower ground floor lounge, kitchen, bedroom, and back porch.



Ground Floor:

Entrance Hall: 1.58m x 2.19m (5' 2" x 7' 2") Carpet flooring and cloak room.
Hall: 1.68m x 6.14m (5' 6" x 20' 2") Carpet flooring.
Lounge: 3.73m x 5.16m (12' 3" x 16' 11") Carpet flooring and open fire.
Wet room/Guest WC: 1.57m x 1.32m (5' 2" x 4' 4") Wall tiles, wc, wash hand basin, Triton T90 electric shower and sea views.
Bedroom 1: 3.97m x 2.12m (13' 0" x 6' 11") Carpet flooring, built in wardrobe, wash hand basin, sea views to the rear and fitted closet.
Bedroom 2: 2.89m x 5.12m (9' 6" x 16' 10") Carpet flooring, fitted wardrobe, TV point, wash hand basin and sea view to the rear

First Floor:

Shower Room: 2.03m x 1.62m (6' 8" x 5' 4") Triton T90 shower, wc, wash hand basin and sea views.
Landing: 1.66m x 3.51m (5' 5" x 11' 6") Carpet flooring.
Utility: 1.34m x 1.15m (4' 5" x 3' 9") Plumbed for washing machine.
Bedroom 3: 2.87m x 5.15m (9' 5" x 16' 11") Carpet flooring, spectacular sea views, Tramore beach & Brownstown Head and Sandhills.
Kitchenette/Study room: 1.65m x 1.98m (5' 5" x 6' 6")/3.78m x 3.31m. Carpet flooring and wash hand basin.
Bedroom 4: 3.74m x 2.16m (12' 3" x 7' 1") Carpet flooring, spectacular sea views, Tramore beach & Brownstown Head and Sandhills.

Lower Ground Floor:

Hall: Carpet flooring.
Lounge: 3.49m x 5.45m (11' 5" x 17' 11") Carpet flooring, open fire, TV point and storage heater.
Bedroom 5: 3.74m x 2.06m (12' 3" x 6' 9") Carpet flooring.
Kitchen: 5.10m x 3.28m (16' 9" x 10' 9") Tiled flooring & carpet flooring, fitted kitchen cabinet wall & counter units, wash hand basin and PVC door leading to the rear garden
Back Porch: 1.46m x 1.52m (4' 9" x 5' 0")

Outside and Services:

Features: Centrally located property laid out over three floors.
Measuring 1761 sq.ft.
Positioned at the centre of Tramore's new town plaza.
Superb sea views from the accommodation at the rear of the property.
PVC double-glazed windows throughout.
Oil-fired central heating.
Enclosed patio and garden area to the rear.
Side entrance.
Parking on the street to the front of the property.

Directions

X91N6W4.

BER Details

BER D2

Stamp Duty

Stamp duty @ 1%.

