GRIFFIN
AUCTIONEERS

Strand Street
Waterford

€185,000

PRSA Licence No.
001644-001882

Property Description

Prime retail/residential property with huge potential, this well laid out 4 bed home with adjoining commercial/shop unit suitable for a variety of uses. Prominent location in the heart of Tramore town with neighbouring occupiers include Redlane & Satina Boutiques, the Vee restaurant, the Vic pub, Mezze and the very popular Seagull Bakery and just minutes walk to the Beach.

Accommodation comprises of Entrance hall, Living room, dining room, kitchen, guest wc., shop unit, 4 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: 1.23m x 5.43m (4' 0" x 17' 10")

Living room: 4.03m x 4.17m (13' 3" x 13' 8")

Dining room: 2.84m x 2.60m (9' 4" x 8' 6")

Guest wc:

Kitchen: 3.10m x 3.00m (10' 2" x 9' 10")

Shop unit/Ground floor: Pedestrian entrance: 5.48m x 8.74m (18' 0" x 28' 8")

First Floor

Bedroom 1: 2.45m x 3.40m (8' 0" x 11' 2")

Bedroom 2 4.18m x 4.36m (13' 9" x 14' 4")

Bathroom: 1.91m x 2.13m (6' 3" x 7' 0")

Bedroom 3: 2.16m x 3.96m (7' 1" x 13' 0")

Bedroom 4: 3.22m x 4.00m (10' 7" x 13' 1")

Outside and Services

Features The property has living area of c. 1,500 sq. ft.

Other features include: Mains water & services and Oil fired central heating,.

Directions

X91 PD81

BER Details

Stamp Duty

Stamp duty @ 1%.