



Property Description

Situated in the highly desirable Marian Terrace, a mature neighbourhood, this three-bedroom mid-terrace house offers significant appeal with its large south-facing rear garden which presents an opportunity to extend (subject to planning permission). Although in need of refurbishment throughout, potential owners will find an added incentive as it qualifies for the Vacant Property Refurbishment Grant.

Exceptionally located, the home is just a short stroll from Tramore town centre, ensuring easy access to a wide array of amenities including reputable schools, childcare facilities, the scenic Tramore beach and promenade, and efficient bus services. It also provides straightforward access to the outer ring road, facilitating quick travel to Waterford City and surrounding areas.

This property is an excellent choice for first-time buyers or those looking to downsize, offering a lifestyle of convenience and comfort with all essential services and amenities readily accessible.



Ground Floor:

Entrance Hall: 2.13m x 3.59m (7' 0" x 11' 9") & 1.65m x 1.80m (5'5' x 5'11").
Living Room: 3.36m x 4.65m (11' 0" x 15' 3')
Kitchen: 3.24m x 1.83m (10' 8" x 6' 0")
Shower Room: 1.63m x 2.12m (5' 4" x 6' 11")

First Floor:

Landing: 0.91m x 3.05m (3' 0" x 10' 0")
Bathroom: 1.99m x 1.09m (6' 6" x 3' 7") wc and wash hand basin.
Bedroom 1: 2.93m x 2.26m (9' 7" x 7' 5")
Bedroom 2: 3.04m x 3.94m (10' 0" x 12' 11")
Bedroom 3: 3.01m x 3.62m (9' 11" x 11' 11")

Outside and Services:

Features: Oil fired central heating.
Parking on street.
Enclosed garden to front and large enclosed south facing garden at the rear.
Potential to extend.
Qualifies for the Vacant Property Refurbishment Grant.
All amenities on the doorstep including Tramore town centre, the beach, schools, shops and bus route.

Directions

X91 HC90

BER Details

BER D2 117202036

Stamp Duty

Stamp duty @1%

