GRIFFIN
AUCTIONEERS

Pebble Walk Pebble Beach
Tramore
Waterford

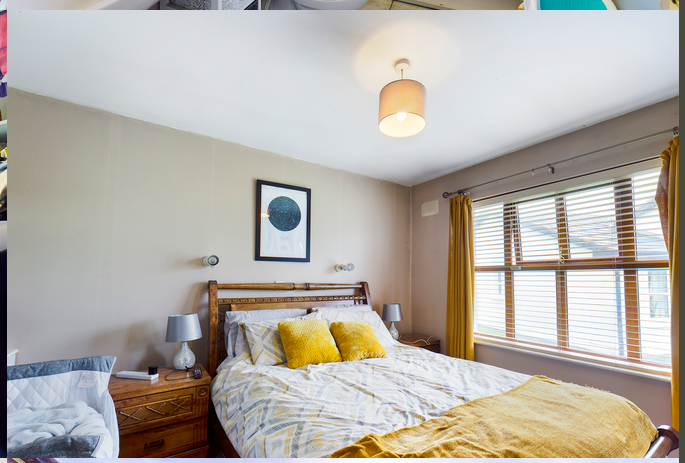
€165,000

PRSA Licence No.
001644-001882

Property Description

Excellent opportunity to purchase this perfectly positioned two bedroom semi-detached bungalow in Pebble Walk, Pebble Beach. The property has many benefits such as convenient access to on site parking, a wonderful position close to the main entrance with Aldi, Splashworld, bus routes, Majestic Hotel and Tramore beach all within walking distance. The home has been upgraded with wood grain pvc double glazed windows & doors and cast iron wood burning stove.

Accommodation includes: Entrance hallway, open plan kitchen/dining/living room, hall, 2 bedrooms (master en-suite) 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: 1.22m x 1.64m (4' 0" x 5' 5") PVC wood grain front door and tiled flooring.

Open plan kitchen/dining/living room: 8.02m x 5.09m (26' 4" x 16' 8") Fitted kitchen with breakfast bar, plumbed for appliances, integrated hob & oven, tiled/laminate flooring, PVC sliding door to external patio, TV point, cast iron solid fuel stove.

Hall: 0.97m x 1.81m (3' 2" x 5' 11") Hot press and hatch to attic.

Bathroom: 2.68m x 1.73m (8' 10" x 5' 8") Tiled flooring, wc, and wash hand basin.

Bedroom 1: 3.13m x 3.36m (10' 3" x 11' 0") Laminate flooring and built in wardrobe.

Bedroom 2: 3.38m x 3.84m (11' 1" x 12' 7") Laminate flooring and built in wardrobe.

En suite: Tiled flooring, T89 triton shower, wc and wash hand basin.

Outside and Services:

Features: Upvc double glazed windows.

Patio area with south facing aspect.

Cast iron solid fuel stove.

Parking conveniently located adjacent to property.

Management Fees €800.00 p.a.

Walking distance to a host of amenities such as Tramore Beach and the town centre.

Directions

X91 F2N2

BER Details

BER D1 104684907 242.15 kWh/m²/yr.

Stamp Duty

Stamp duty @1 %.