

For Sale

Apt. No. 38 Atlantic Coast, Tramore, Co. Waterford



Generously proportioned second floor two bedroom apartment, situated at the lower end of the promenade in Tramore, Co. Waterford. In good modern condition throughout the apartment comprises of c. 86 sq.mtrs. and was constructed in 2000. The Property consists of entrance hall, large open plan living room with dining and kitchen area, two generous bedrooms with master bedroom en-suite, and main bathroom. The Apartment is being offered for sale partially furnished. Heating is provided by electric storage heating and all windows are uPVC double glazed. BER No. 105675011 For further information and viewing arrangements, contact Sole Selling Agents: DNG Thomas Reid on 051-852233

Asking Price € 37,000

Accommodation

<u>Entrance Hall</u>	2.31 x 1.76
<u>Livingroom</u>	6.60 x 4.46 2.40 x 1.78
<u>Kitchen</u>	4.39 x 1.84
<u>Bedroom Twin Room</u>	3.17 x 4.05
<u>Bathroom</u>	2.10 x 1.69
<u>Bedroom</u>	4.09 x 5.42
Master Bedroom	
Ensuite	1.00 x 3.30

Features Sea views
 Within easy walking distance of the Beach
 Close to all local amenities
 Secure on site parking

Heating: Electric storage heating

BER: Rating: E1
 BER No: 105675011
 EPI: 313.79

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

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