



FOR SALE BY PRIVATE TREATY

Coteden,

Doneraile Drive, Tramore, X91 X0X2

Superb opportunity to acquire a detached bungalow set on a generous elevated site, in a very sought after residential location in Tramore. The property is located just off the Doneraile Walk between the Coast Guard café and the Tennis Club.

Guide Price €330,000





DESCRIPTION

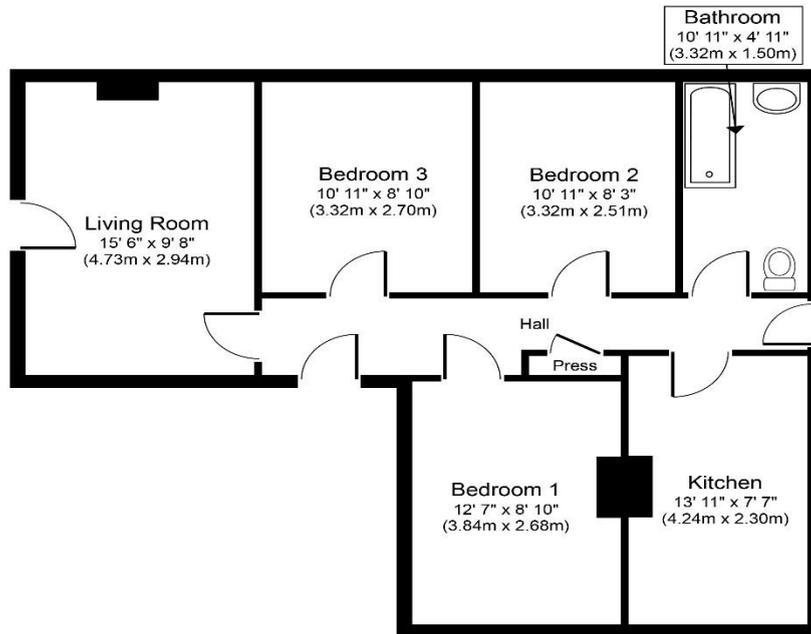
Location Location Location!

Unique opportunity to acquire a detached home in a prestigious location in Tramore. Set back from the scenic Doneraile Walk, the property enjoys an elevated position in a very sought after residential location. The property itself comprises a c. 1950's detached bungalow and garage, set on a generous site measuring c. 0.20 acres (840m²). The large private gardens are laid to lawn and surrounded by mature hedging. The accommodation measures c. 67 m² and includes kitchen, livingroom, 3 bedrooms and bathroom.

The Doneraile Walk, directly adjacent to the property, is a Victorian era cliff side walk which has been upgraded to feature night lighting making this a spectacular location. The walk is also home to the "Coast Guard" station, a cultural centre with a beautiful garden, cafe and exhibition area.

The property is in need of modernisation and the large site area affords the opportunity to extend the current building.





Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ACCOMMODATION

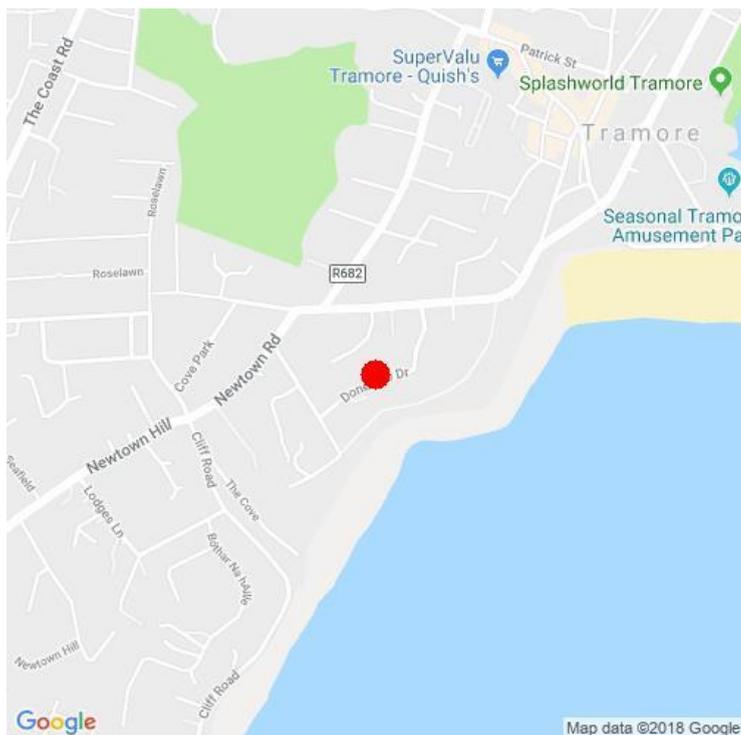
Livingroom	4.73m (15'6") x 2.94m (9'8")
Kitchen	4.24m (13'11") x 2.30m (7'7")
Bedroom 1	3.84m (12'7") x 2.68m (8'10")
Bedroom 2	3.32m (10'11") x 2.51m (8'3")
Bedroom 3	3.32m (10'11") x 2.70m (8'10")
Bathroom	3.32m (10'11") x 1.5m (4'11")

FEATURES

- Superb location.
- Generous elevated site measuring c. 0.20 acres (840 m²).
- Large private garden, laid to lawn, surrounded by mature hedging
- Adjacent to the Doneraile Walk.
- Located between the Coast Guard Café/exhibition rooms and the Tennis Club.
- Detached garage.

STAMP DUTY

1%.



SERVICES

Mains water, electricity and sewerage. Oil fired central heating.

EIRCODE

X91 X0X2

Contact Negotiator:

Barry Herterich

M:086-8651127

E: tramore@propertypartners.ie

**PROPERTY
PARTNERS**

These particulars are issued by Property Partners Barry Herterich on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing detailed particulars but we will not be held responsible for any inaccuracies in the particulars or terms of the property referred to: or should the property be sold, let or withdrawn. Clients are requested to make an appointment through our offices before viewing. All offers will be submitted to the Vendors for consideration.