



Development and Refurbishment Opportunity No. 1 Tivoli Terrace, Tramore, Co. Waterford. X91WR60.

For Sale

€525,000

House and Development Site with FPP for development of 5 New Homes

Existing House:

Bedrooms:	5
Reception Rooms:	2
Bathroom's / WC's	1
Size:	c. 195 sqm. /c. 2,098 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GROUP
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DEVELOPMENT

House and Site with FPP for a development of 5 New Homes with superb sea and coastal views in Tramore, Co. Waterford. The property comprises No. 1 Tivoli Terrace, together with adjoining gardens and site with FPP for the construction of Four Terraced Homes, and One Detached Home. Each new home will extend to c.190 Sqm. over four floors and will comprise of kitchen, WC, Living room, utility room, four bedrooms including master bedroom with en-suite shower room, main bathroom and large loft space with balcony. The overall property provides an excellent opportunity for the purchaser to acquire an existing dwelling with excellent potential for uplift in value with some modernisation of the existing dwelling, together with the development of the adjoin permissioned development site.

HOUSE

No. 1 Tivoli Terrace is a charming and extremely spacious Victorian three storey end of terrace residence overlooking Tramore Bay on Waterford Road, just opposite the junction between upper and lower branch road. The property is ideally located within easy walking distance of all local amenities including Tramore Promenade, shops, restaurants and entertainment. Enjoying fantastic panoramic views over Tramore Bay at all levels, the property has a south east facing rear garden in lawn with paved terrace to the front at lower ground floor level. The property comprises a three storey residence with two large reception room and entrance hall at ground floor level, together with a kitchen, large shower room, and two bedrooms at lower ground floor, while the first floor includes three generous double bedrooms. The property has the benefit of oil fired central heating along with oil fired Stanley stove in the kitchen. The property is in excellent condition and has been extremely well maintained. The property retains most of its original Victorian features, including fireplaces, detailed plaster mouldings and internal woodwork and joinery. The gable elevation has recently been externally insulated, while all windows are uPVC double glazed. Viewing this charming spacious property comes highly recommended.

LOCATION

The property and site is located on the Waterford road in Tramore Town, just opposite the junction between upper and lower branch road. The property is ideally located within walking distance of all local amenities, including adjacent park, Tramore beach and promenade, playground, shops, restaurants and entertainment.

ASKING PRICE €525,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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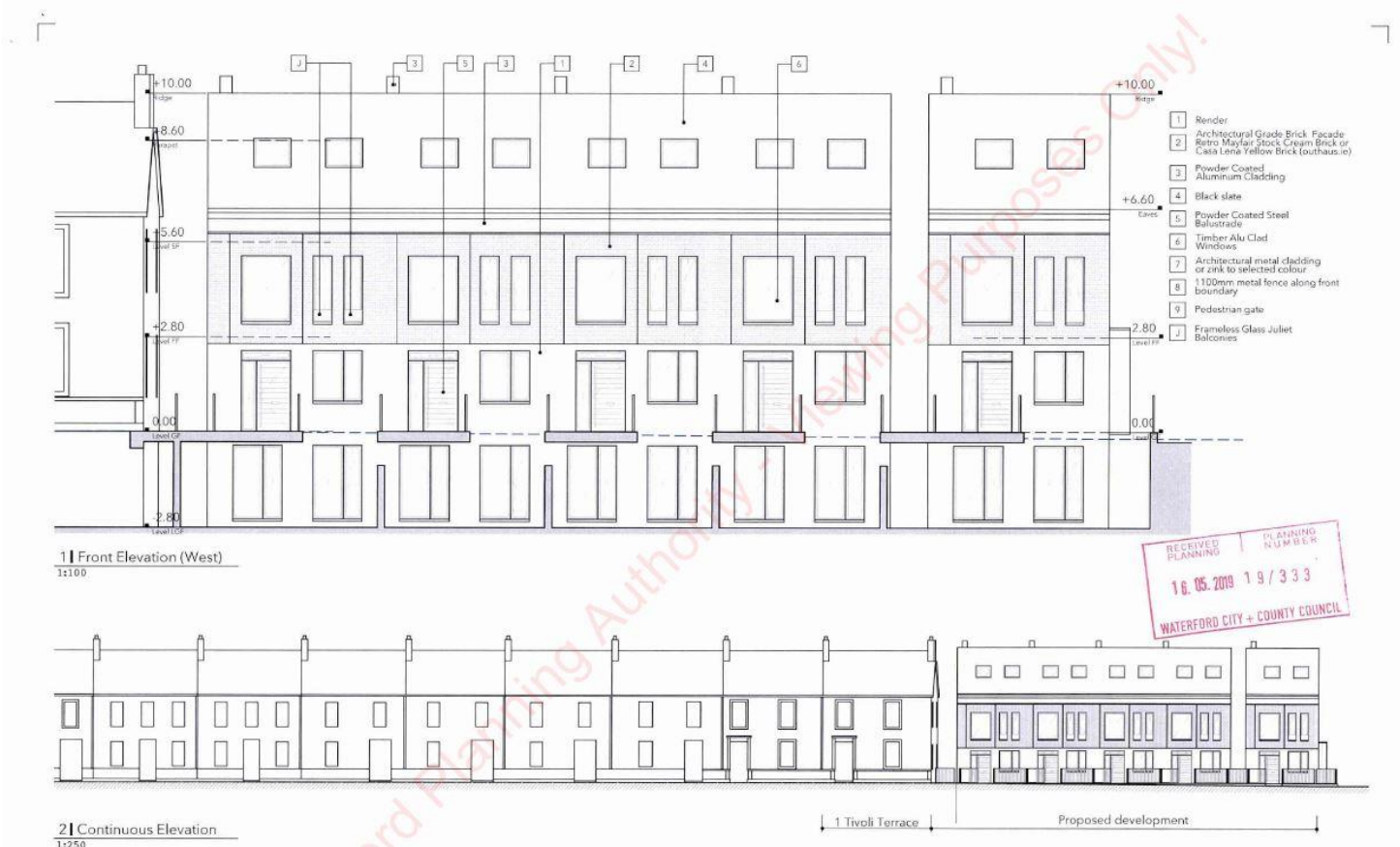


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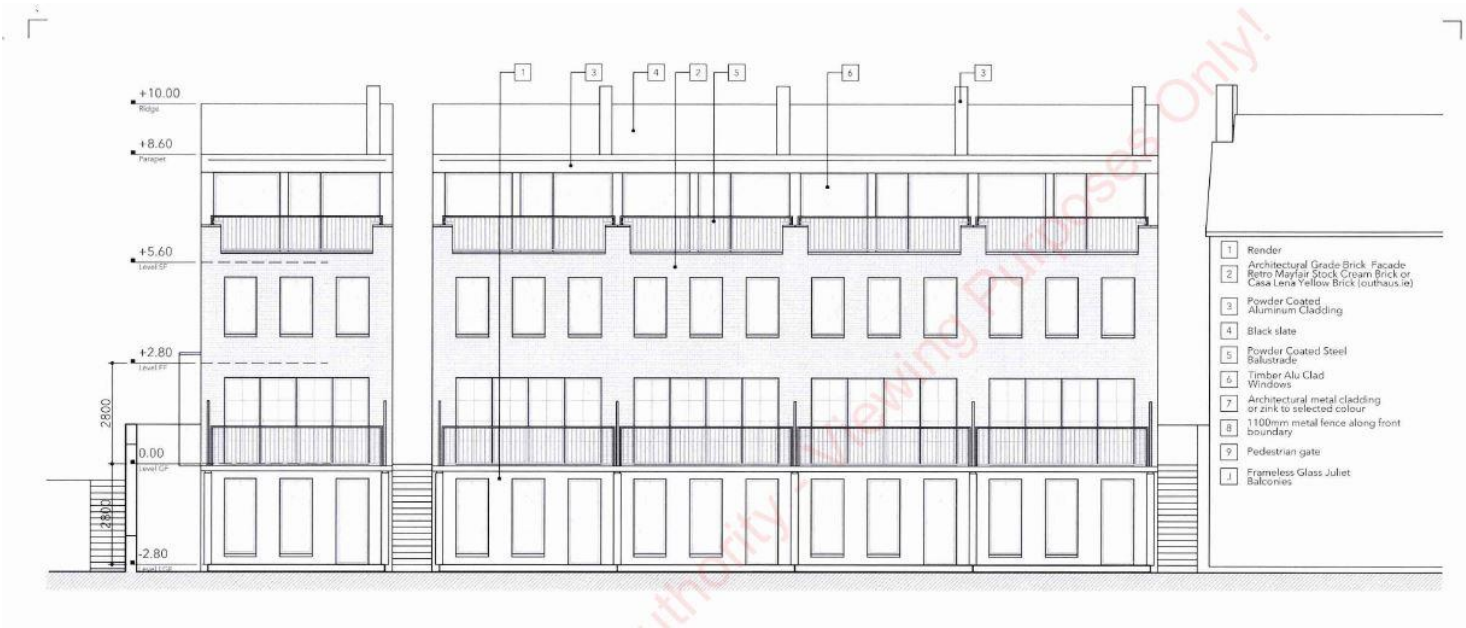
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Front Elevation



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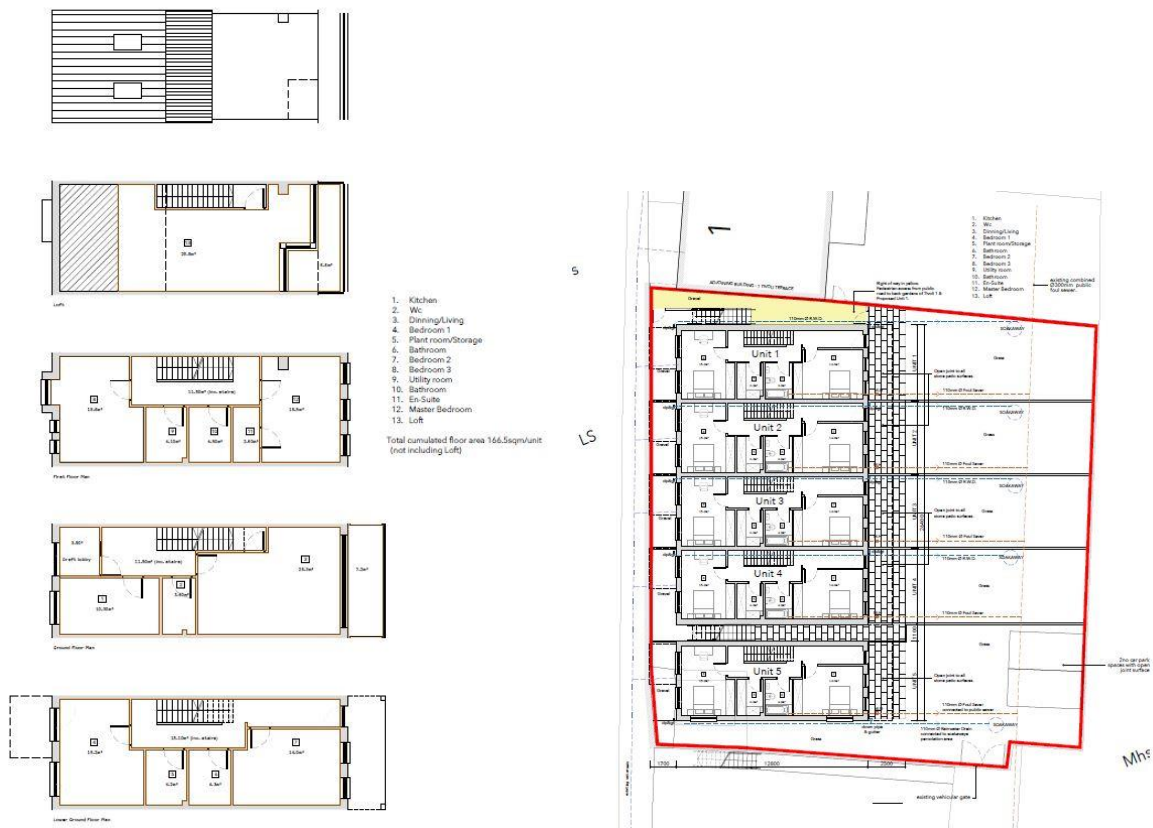
Rear Elevation



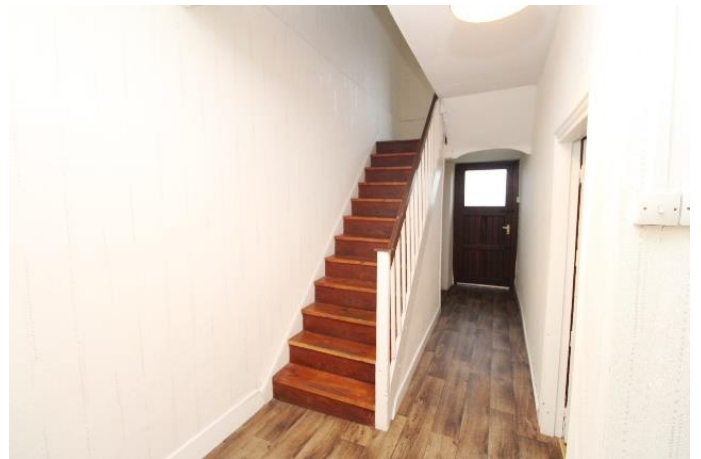
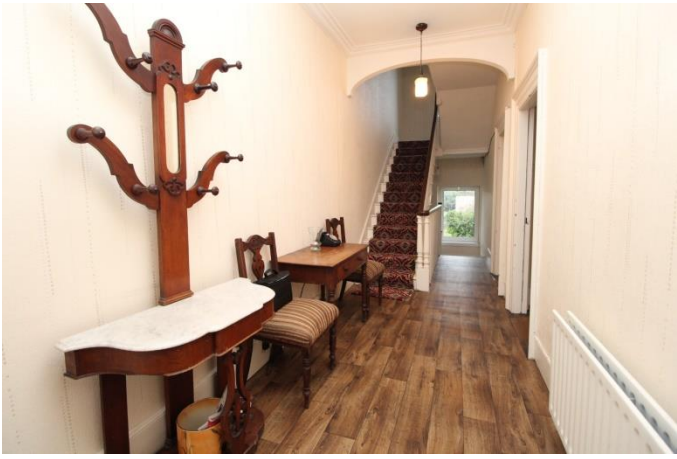
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Combined Plans Views

Ground Floor Plan



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ACCOMMODATION OF HOUSE

Ground Floor

Entrance hall 1.82 x 8.98

Linoleum flooring

Living Room 5.99 x 4.31

Carpet flooring. Open fireplace with tiled surround. Coving. Double doors to Lounge room.

Lounge Room 4.57 x 5.31

Carpet flooring. Open fireplace with tiled surround.

Lower Ground floor

Kitchen/Diner 4.18 x 4.51

Linoleum flooring. Fitted kitchen with Stanley oil fired range cooker.

Bedroom 4 4.59 x 2.39

Linoleum flooring. Curtains to windows.

Bedroom 5 4.52 x 2.75

Linoleum flooring. Curtains to windows.

Wet Room 3.39 x 2.73

Tiled floor and walls to ceiling. WC, WHB and electric shower.

First Floor

Bedroom 1 5.40 x 4.44

Carpet flooring. Curtains to windows. Vanity unit with WHB.

Bedroom 2 4.49 x 4.42

Carpet flooring. Curtains to windows.

Bedroom 3 3.63 x 2.73

Carpet flooring. Curtains to window. Fitted wardrobes.

BER

Rating: G

BER No.: 106791031

EPI: 471.23 kWh/msq/yr

GARDEN OF HOUSE

South East facing rear garden in lawn

Side entrance with terrace to the front at lower ground floor level

On street parking with additional parking space provided adjacent to the property

FEATURES OF HOUSE AND DEVELOPMENT

Exciting new development in a superb location

Full Planning Permission of 5 Substantial new homes

Existing dwelling in need of modernization with uplift in value potential

Overlooking Tramore Bay with stunning views

Minutes' walk to Tramore beach and promenade, shops, restaurants and entertainment