



No. 2 Pine Hill, Coxtown, Dunmore East, Co. Waterford. X91T6F9.

For Sale

€375,000

Bedrooms: 3/4
Reception Rooms: 2
Bathroom's / WC's 3
Size: 158.68 c. sqm. /c. 1700 sq.ft.



PSRA Licence Number: 002015



DNG

GOOD INWARD SYSTEM

THOMAS REID

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DESCRIPTION

Attractive detached bungalow on a substantial 0.33 acre site, located within walking distance of Dunmore East Harbour and the Upper Village. This beautifully presented family home has been lovingly maintained by its current owners and is in excellent condition throughout. The property comprises of entrance hall, sitting room, living room, dining room, kitchen, utility, WC, three double bedrooms with master bedroom en-suite and shared en-suite between bedrooms two and three. The option of converting the garage could be easily exercised with minimal works required, allowing for an additional reception room and the conversion of the existing sitting room to a fourth bedroom. The property has an easterly aspect with gardens in lawn front and rear with mature trees and landscaped feature. The sizable rear garden allows endless possibilities for extending, while the being extremely private with a wooded area to the rear also providing shelter. This delightful property is offered for sale with early vacant possession available and viewing comes highly recommended.

LOCATION

Situated just a few minutes' walk from the Harbour and The Upper Village in Dunmore East, the property is ideally located close to all local amenities including schools, shops and leisure facilities. Dunmore East is located just c.16km from Waterford City and c.17km from Tramore. Dunmore East is a picturesque seaside fishing village and tourist destination, located on the south east coastline at the entrance to the Waterford Estuary. Dunmore East offers an abundance of outdoor pursuits and facilities from sailing, angling, boat tours, cliff and woodland walks, as well as a number of beaches and coves to explore, plus a host of notable local bars and eateries to frequent.

ASKING PRICE €375,000

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



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ACCOMODATION

Entrance Porch

Entrance Hall

Carpet flooring. Coving to ceiling.

Sitting Room – (Optional Bedroom 4) 3.90 x 3.94

Carpet flooring. Removable electric fire and fire place unit. Coving to ceiling.

Living Room 3.80 x 5.13

Carpet flooring. Marble fireplace with Stanley stove. Double doors to Dining Room. Curtains to window.

Dining Room 3.97 x 3.57

Carpet flooring. Patio door to rear garden. Curtains and blinds to window. Coving to ceiling

Kitchen 3.57 x 2.74

Tiled flooring. Traditional style cram fitted kitchen with tiled splashback.

Utility Room 3.56 x 1.51

Tiled flooring. Fitted work surfaces. Plumbed for washing machine and dryer.

WC

Tiled floor

Garage 4.95 x 4.24

Internal garage, ideally suitable for converting to living space.

Up and over garage door. Plastered ceiling. Fitted storage units.

Bedroom 1 3.81 x 3.90

Carpet flooring. Extensive fitted slidrobe wardrobes. Curtains to window.

En Suite

Tiled flooring. WC. WHB. Shower. Tiled walls from floor to ceiling. Heated towel rail.

Bedroom 2 3.81 x 3.57

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3 3.49 x 3.57

Carpet flooring. Fitted wardrobes. Curtains to windows.

Bathroom – Shared 2.84 x 1.87

WC. WHB with vanity unit. Bath. Electric Shower over bath. Tiled walls. Coving to ceiling.



GARDEN

Rear garden paved patio area.

Extensive private rear gardens with mature plants and shrubs.

Two barna sheds.

Mature gardens with trees, shrubbery and landscaped features.

Paved patio area

FEATURES

uPVC double glazing throughout.

Oil fired central heating

Alarm

PVC fascia and soffits

Tarmacadam driveway

BER

Rating: C2

BER No.: 111844189

EPI: 192.23 kWh/msq/yr



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