

## For Sale

### No. 16 Bayview, Dunmore East, Co. Waterford.



A superb 'Turn-Key' cottage style property in superb modern condition having been fully refurbished, and located within the picturesque seaside fishing village of Dunmore East. This beautifully presented property comes to the market with the benefit of newly installed oil fired central heating, full insulation upgrade, uPVC double glazed windows and a new composite 'half door' front door. The property has been professionally decorated throughout including a new kitchen and appliances, tiling and flooring. Located within a five minute walk of the lower village of Dunmore East, this property enjoys all the benefits of village life and local amenities, being within a short stroll of the beach and local facilities. Accommodation consists of three double bedrooms with master en-suite, large open plan living room with vaulted ceiling, kitchen, utility room and main bathroom. Externally the property is in excellent repair, with front and rear gardens in lawn with side entrance and garden shed. The rear garden is in lawn and surrounded with mature hedging, and also has a large deck area for outdoor entertaining. Viewing this property beautifully presented holiday home comes highly recommended.

**BER: No. 1007334490**

**Asking Price €220,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Tiled floor, glazed timber door to open plan living area.

### **Living Room**

6.94 x 4.48

Large open plan living room with valuated ceiling, feature exposed timber beams, tiled flooring, fireplace with solid fuel stove. Curtains and blinds to windows.

### **Kitchen**

3.10 x 2.83

Newly fitted kitchen units with tiled splash-back.

### **Utility Room**

1.35 x 2.55

Tiled flooring, newly fitted units matching kitchen. Plumbed for washing machine and dryer. Door to rear garden.

### **Master Bedroom**

3.28 x 3.59

Generous double bedroom with laminate wooden flooring, fitted wardrobes, curtains and blinds to window.

### **En Suite**

With WC, WHB and shower, floor and wall tiling.

### **Bedroom 2**

3.03 x 2.74

Generous double bedroom with laminate wooden flooring, fitted wardrobes, curtains and blinds to windows.

### **Bedroom 3**

5.06 x 3.99

Large Mezzanine style bedroom suitable as a twin or large double bedroom with wooden flooring, storage to eaves and fitted wardrobes, curtains to windows.

### **Bathroom**

With WC, WHB and shower, floor and wall tiling.

### **Garden**

Garden beautifully maintained front and rear garden.

Front garden with paved path and patio area.

Rear garden in lawn with perimeter hedging offer privacy for el fresco dining.

Large deck area with fitted electric patio heaters.

### **Features**

Oil Fired Central Heating

Fully reinsulated walls and attic

uPVC double glazed windows and doors

New composite 'half door' style front door

In pristine condition throughout

### **Heating:**

Oil Fired Central Heating.

### **BER:**

Rating D1

BER No. 100734490

EPI: 236.88

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









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**FOR SALE**

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