



**Apt. No. 6 Harbour House, Dunmore East, Co. Waterford. X91T884.**

**For Sale**

**€245,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 78 sq.m. /c. 840 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Superb three bedroom apartment within the beautifully and sympathetically restored period building at Harbour House, Dunmore Pier. One of only six apartments in this magnificent building, this private gated development is ideally situated at the entrance to the harbour in the upper village. The property enjoys breath taking sea and coastal views from the front and rear as well as views directly over the harbour. Accommodation comprises of entrance hallway, living room, kitchen, three generous bedrooms, one twin and two double, with master bedroom en-suite and main shower room. The property also has the benefit of a basement store room, and use of the communal out door BBQ area. Heating is provided by electric storage heating. Ample on site parking, with secure gated access. Viewing comes highly recommended. BER EXEMPT. Annual Management Charge is €2,000 p.a.

## LOCATION

Within the private development of Dunmore Pier on Convent Road, in the Upper Village at the entrance to the harbour in Dunmore East. 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.

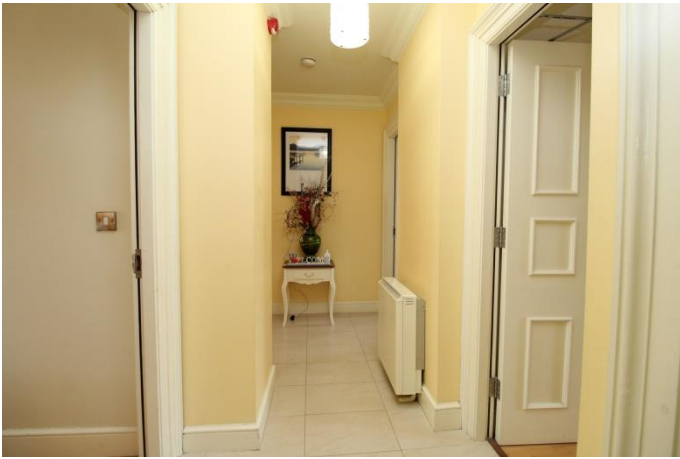
**ASKING PRICE €245,000**

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

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# ACCOMMODATION

## Entrance Hallway

Marble tiled floor, Cornice detail to ceiling.

## Living Room

**4.93 x 3.75**

Maple flooring. Marble fireplace and gas fire insert, Cornice detail to ceiling, Georgian sash windows with timber panel surrounds.

## Kitchen

**3.71 x 3.20**

Wooden flooring. Maple shaker style kitchen with granite worktops, Appliances include oven hob dishwasher and washing machine (integrated), Tiled splashback.

## Master Bedroom

**4.10 x 3.10**

Maple wooden floor. Fitted wardrobes, Cornice detail to ceiling, Feature Georgian sash window, Sea views.

## En Suite

Tiled floor and walls to ceiling, Wc, Whb, Mains shower and recessed spot lighting.

## Bedroom 2

**2.43 x 4.26**

With fitted wardrobes and maple wooden flooring.

## Bedroom 3

**3.94 x 3.75**

Maple wooden floor. Fitted wardrobes. Views over the harbour.

## Main Bathroom

Tiled floor. Wc, Whb, and Shower. Walls tiled from floor to ceiling. High quality sanitary ware.

# FEATURES

Gated development overlooking the Harbour with stunning sea and coastal views.

Period building retaining many original features.

Top floor unit with excellent living space.

Basement store room.

Outside BBQ area and ample onsite parking.



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