

## For Sale

### No. 24 Fishermans Grove, Dunmore East, Co. Waterford



Well proportioned and spacious three bedroom semi-detached property located within easy walking distance of the beach and local amenities. The property is presented in pristine condition throughout. Accommodation comprises of entrance hall, living room, kitchen, dining room, downstairs WC, 3 generous bedrooms with master bedroom en-suite and main bathroom. The property has the benefit of Calor Gas fired zoned central heating and Upvc double glazing throughout. Cobblelock driveway and garden in lawn to the front, gardens in lawn to the rear with paved patio area. The property has been finished to a high standard and has been very well maintained throughout. The property is also available fully furnished if so required.

For further information and viewing arrangements, contact Sole Selling Agents:

DNG Thomas Reid on 051 852233.

BER NO. 105967186

**Asking Price € 139,000**

PSRA Licence No. 002015

## Accommodation

### Entrance Hallway

5.10 x 2.03

Oak wooden flooring. Radiator

### Livingroom

4.28 x 4.42

Oak wooden flooring, coving to ceiling, cast iron fireplace surround with marble plinth and gas fire insert. Curtains to window. Open archway to diningroom.

### Kitchen

5.26 x 2.85

Tiled flooring and splashback. Maple shaker style fitted kitchen with fitted extractor unit, electric hob & oven

### Diningroom

3.24 x 4.72

Oak wooden flooring, curtains to sliding patio door, coving to ceiling

### Downstairs Wc

WC, whb Tiled floor

### Stairs & Landing in carpet

### Main Bathroom

1.67 x 3.13

WC, Whb, Bath. Tiled floor and walls Shower over bath.

### Bedroom 1

4.42 x 4.63

Very spacious master bedroom with carpet flooring and fitted wardrobes

### En-Suite

WC, Whb, Shower. Tiled floor and walls. Triton electric shower unit.

### Bedroom 2

3.70 x 3.79

Generous size double bedroom with carpet flooring and fitted wardrobes

### Bedroom 3

2.49 x 3.03

Single bedroom with carpet flooring

### Features

Well proportioned large 3 bedroom property

In pristine condition throughout

Available fully furnished

Within walking distance of the Village and beach

Use of Communal Tennis Court

### Garden

Gardens in lawn front and rear

Off Street parking to front

Paved patio area to the rear

Heating: Calor Gas fired zoned central heating

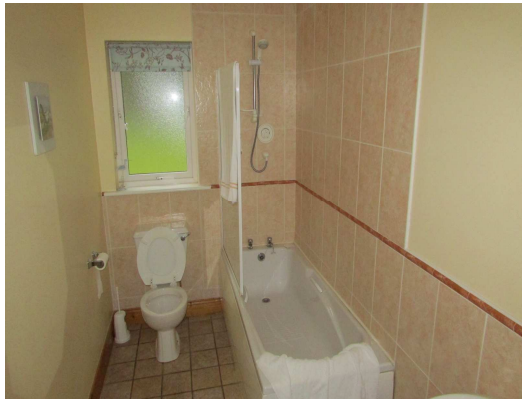
BER: Rating: C1  
BER No: 105967186  
EPI: kWh/m2yr

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

**DNG Thomas Reid Auctioneers PSRA License No. 002015**







DOLLYS NEWMAN CDD

# DNG

THOMAS REID

FOR SALE

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