

For Sale

'Hazelbrook', Coxtown, Dunmore East, Co. Waterford.



Situated within a small private development of detached homes, this charming detached bungalow is located in the Coxtown area of Dunmore East, within easy walking distance of the lower and upper villages, the park, and the harbour. Constructed in the early 1990's this four bedroom detached property has undergone some modern improvements to include uPVC double glazed windows and doors, oil fired central heating, and newly decorated en-suite shower room to the master bedroom. Accommodation includes entrance hallway, living room, kitchen/living room, utility room, four bedrooms (master bedroom with en-suite) and main bathroom. The property sits on a substantial site of c.0.25 acres, with driveway to the front for two cars, and gated side entrances to rear garden. The mature tree lined boundary allows the property private and secluded enjoyment of the rear gardens. Viewing by prior appointment with DNG Thomas Reid Auctioneers on 051-852233.

Asking Price €195,000

Accommodation

Entrance Hallway

Pitch pine flooring, Radiator, Telephone point.

Living Room

4.07 x 4.78

Open fire with marble surround, Curtains to window, Wooden flooring.

Kitchen/ Living Area

7.20 x 3.36

Pitch pine flooring, Solid oak fitted kitchen, Tiled splashback, Electric oven & extractor unit, Open fire to living area with cast iron hearth and oak surround, French doors to garden.

Utility Room

2.65 x 1.67

Tiled floor, Fitted work surfaces, Plumbed for washing machine and tumble dryer, Rear door to garden.

Bedroom 1

3.31 x 3.93

Laminate wooden flooring, Curtains to window, TV point.

En Suite

Newly finished en suite with tiled floor, Wc, Whb, Shower with glazed doors and fitted vanity unit, Tiled walls around shower.

Bedroom 2

4.09 x 3.63

Laminate wood flooring, Fitted wardrobes, Venetian blinds to window.

Bedroom 3

2.62 x 2.81

Laminate wood flooring, Fitted wardrobes, Curtains and blinds to window.

Hot Press

Main Bathroom

2.65 x 3.35

Tiled floor and walls around bath, Triton T90si electric shower over bath, Painted wood panelling on walls to dado height, Whb built into vanity unit, Blinds to window.

Bedroom 4

2.02 x 2.60

Laminate wood flooring, Fitted wardrobes, Curtains and blinds to window.

Features

uPVC double glazed windows and doors, c. .25 acre site, Mains water and sewage.

Heating

Oil fired central heating.

Garden Details

Private tree lined boundary garden.



Entrance Hallway



Entrance Hallway



Living Room



Kitchen



Bedroom



Bedroom



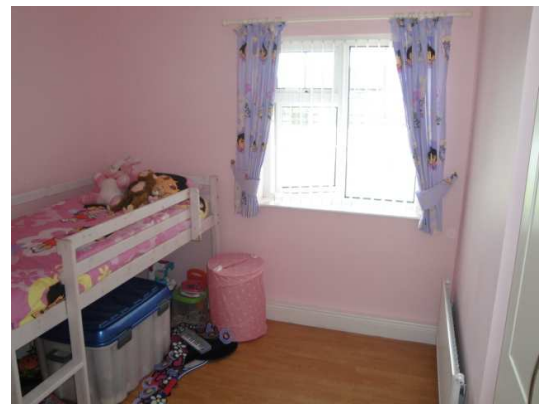
Bedroom



Bedroom



Bathroom



Bedroom

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

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FOR SALE

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