



No. 1 Glenview Terrace, Dunmore East, Co. Waterford. X91 YK24.

For Sale

€290,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 75sq.m. /c. 807sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 1 Glenview Terrace is a beautifully presented cottage style residence, located in the heart of the lower village of Dunmore East. A mere stone's throw from the beach and local amenities, the property is in an enviable location within walking distance of the beach, shops and leisure facilities, and a host of local eateries. Extending to c.807 sq. ft. the property has traditional style with architectural features such as exposed timber beams and original brick and stone wall detail with traditional Douglas Fir timber flooring and matching traditional décor. The property comprises of an open plan living kitchen dining area, rear hallway, and utility area with hot press and family bathroom. The first floor is approached by a traditional staircase with Velux window and comprises of two generous double bedrooms. To the rear, the property has an enclosed rear garden with site entrance. The property is in impeccable condition and is heated by an oil fired central heating system with a radiator in each room. The property is offered for sale fully furnished with a compliment of handmade traditional furnishings carefully chosen to enhance and complement the charm and character of this special property.

LOCATION

Ideally located in the heart of the lower village of Dunmore East, the property is within a mere stone's throw of the beach and all local amenities. 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. The Dunmore East Golf Club is just a two minute drive from the property and has the most spectacular views of the ocean. The property is a lovely stroll away from Dunmore East's beautiful park with tennis courts and children's ground.

ASKING PRICE €290,000

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



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ACCOMMODATION

Living Room **2.90 x 4.20**

Douglas Fir flooring. Exposed stone and brick walls with brick fireplace. Exposed timber beams.

Kitchen/Diner **2.35 x 5.13**

Tiled flooring. Pine fitted kitchen. Exposed timber beams. Tiled flooring.

Hot Press/Utility

Large hot press and utility unit enclosing washing machine, also with room for a dryer.

Rear Hallway

Tiled flooring. Feature traditional half door in solid teak timber finish. Velux window

Bathroom **2.16 x 2.42**

WC. WHB. Bath. Tiled flooring. Walls tiled around bath. Wood panelling to walls. Fitted storage cabinet. Velux window.

Solid Timber Traditional Staircase

Velux window on landing

Bedroom 1 **4.08 x 2.89**

Large double bedroom. Douglas Fir flooring. Fitted wardrobes. Wood panelling to walls. Velux window.

Bedroom 2 **5.02 x 2.34**

Double bedroom, Douglas Fir flooring. Fitted wardrobes. Velux roof light.

GARDEN

Enclosed rear yard area with side entrance. Imprinted concrete floor finish. Brick raised planter beds. Garden shed/boiler house, also a garden to the front of the property.

FEATURES

Stunning cottage style residence located in the heart of the lower village of Dunmore East

Within easy walking distance of all local amenities

Impeccable modern condition

Tastefully decorated in a traditional style

Fully furnished with bespoke handmade furnishings included

Oil fired central heating

PVC double glazing

BER

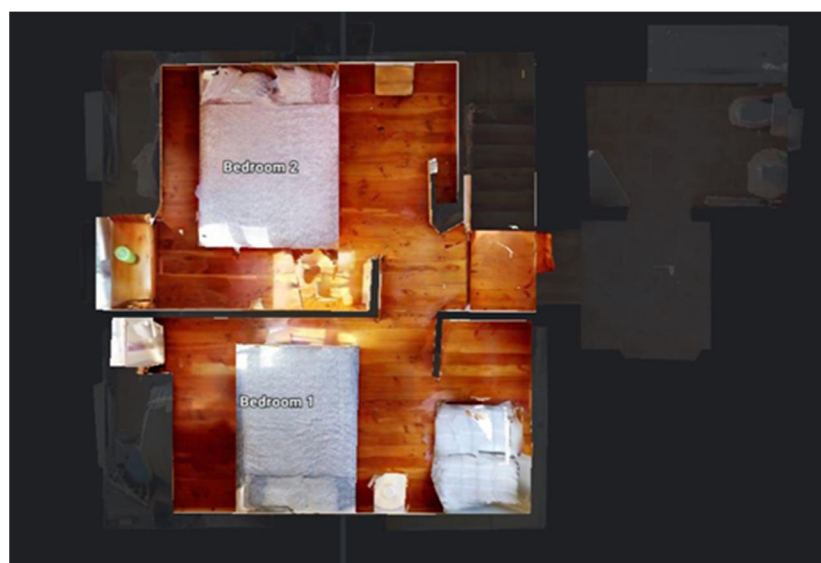
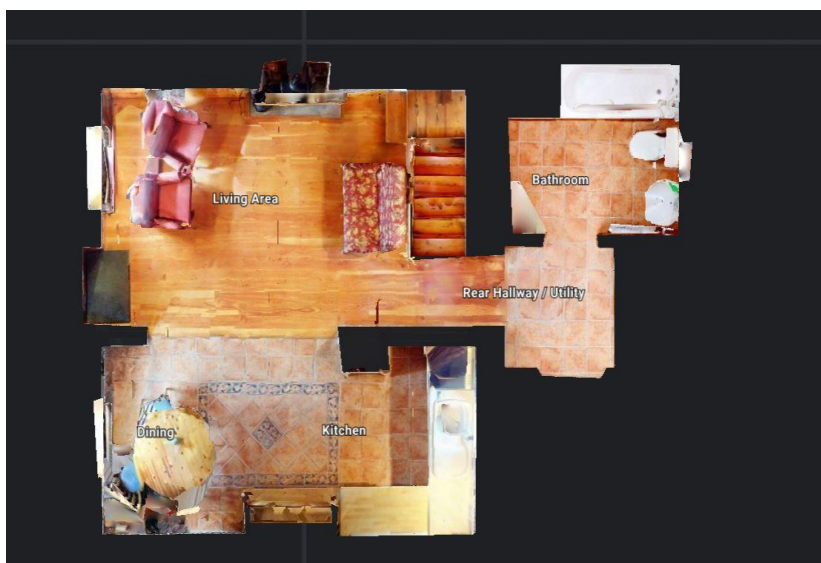
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BER No.: 115228181

EPI: 377.43 kWh/msq/yr



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