



## Coxtown, Dunmore East, Co. Waterford. X91 P6N4.

**For Sale**

**€535,000**

Bedrooms:	4
Reception Rooms:	2
Bathroom's / WC's	3
Size:	c. 188 sq.m. /c. 2,023 sq.ft.
Site Area:	c. .86 acres



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**

52 High Street  
Waterford

T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



## DESCRIPTION

Thornton House is a generously proportioned four bedroom detached dormer style residence on a sizable c.0.86 Acre site, ideally located on the Coxtown road, just outside the beautiful seaside village of Dunmore East. The property was constructed in 2010 and features high U-Value double glazed windows and doors and underfloor heating from a Geo-Thermal heat pump heating system, giving an excellent B2 BER Rating. The property has been cleverly designed, filled with light from the many high level windows, while also maximising the stunning countryside views under the backdrop of the Comeragh mountains to the rear and sea views to the front. The property comprises of a large entrance hallway with Turkish marble tiles, which leads into an extensive open plan layout kitchen, living and dining area, together with separate sitting room to the front. A sizable utility room is also located off the kitchen and hot press and wc off the entrance hallway. The staircase invites you to a large open landing, leading to four double bedrooms, currently set out as three bedrooms and a study. All four bedrooms have the benefit of high level windows to show off the countryside views, while the sea views are visible from the front. The master bedroom is extremely spacious and has the benefit of a full bathroom suite with separate shower and roll top bath, all beautifully tiled throughout. The main bathroom is also beautifully tiled from floor to ceiling, with a large shower, bath, WC and sink with vanity unit. The property is approached by a stone covered drive-way with timber stud railing, leading to a large circulation area with ample parking and a central verge. Gardens to the sides and rear of the property are in lawn, gently sloping away from the house, and enjoying the beautiful countryside views.

## LOCATION

This property is located c. 3km from the picturesque seaside village of Dunmore East along the coast road from Dunmore to Ballymacaw and Tramore. The road runs parallel to coastline which is home to the Dunmore East Cliff Walk, and home to many beautiful coves and beaches such as Portally Cove, Ballymacaw Cove and Rathmoylan Cove and beach. The village of Dunmore East is within walking distance, which is a very popular seaside fishing village and tourist destination, which offers an abundance of outdoor pursuits and facilities from sailing, angling, boat tours, cliff and woodland walks, plus a host of notable local bars and eateries to frequent.

**ASKING PRICE €535,000**

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

dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.









Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

## ACCOMMODATION

### Entrance Hall

**5.32 x 2.82**

Marble tiled flooring. Painted staircase with traditional woodwork.

### Hot Press

### WC

**2.33 x 1.24**

Marble tiled flooring. WC. WHB with vanity unit.

### Living Room

**4.47 x 3.89**

Marble tiled flooring. Fitted bookcase and TV stand.

### Open Plan Kitchen/Living/Dining

**10.95 x 4.48**

Marble tiled flooring throughout.

### Kitchen

**3.51 x 4.48**

Black high gloss kitchen unit with chrome T bar handles with contrasting white unit section. Island bar. Granit work surfaces. Integrated dishwasher. Fitted microwave, cooker and extractor. Recessed spot lighting.

### Utility Room

**3.31 x 2.13**

Tiled flooring. Kitchen units with granite surfaces. Plumbed for washing machine and dryer. Stainless steel sink unit.

### Living Area

**3.77 x 4.67**

Glazed high level window maximising the beautiful countryside views and Comeragh Mountains. Dual sliding patio doors to both patio areas with both East and West aspects.

### Dining Area

**4.45 x 3.91**

Dual aspect patio doors. French glazed doors to sitting room. Recessed spot lighting.

### Stairs and Landing in carpet

### Office/Bedroom 4

**3.79 x 2.67**

Carpet flooring. Floor to ceiling windows.

### Master Bedroom

**5.03 x 4.47**

Extremely spacious master bedroom with carpet flooring, fitted wardrobes, and floor to ceiling windows maximising countryside views.

### En-Suite Bathroom

**3.42 x 2.71**

Elegantly tiled throughout. WC. WHB with vanity unit. Free standing bath with shower mixer. Large shower with glazed shower screen.

### Bedroom 2

**3.74 x 3.46**

Double bedroom with carpet flooring and fitted wardrobes. High level window with stunning views.

### Bedroom 3

**3.50 x 4.06**

Double bedroom with fitted wardrobes, carpet flooring, and high level window with stunning views.

### Main Bathroom

**3.78 x 2.72**

Beautifully tiled floor and walls to ceiling. WC. WHB with vanity unit. Roll top free standing bath with shower mixer. Large shower with glazed shower screen.

## GARDEN

Extensive gardens in lawn to the side and rear. Stone driveway with stud railing, kerbing, and centre verge. Ample on site parking. Two Patio areas to rear with both East and West aspect.

## FEATURES

Spacious and cleverly designed four bedroom detached home  
Generous c.0.86 Acre site  
Stunning countryside and sea views  
uPVC double glazing throughout  
Geo Thermal under floor heating  
Ideally located just 3km from Dunmore East Village and Harbour  
Endless beaches, coves and walks to explore

## BER

Rating: B2

BER No.: 107950206

EPI: 124.43 kWh/msq/yr



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





*Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.*