



No. 14 Forest Haven, Dunmore East, Co. Waterford. X91 DT98

For Sale

€179,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 107 sqm. /c. 1,151 sq.ft.



PSRA Licence Number: 002015



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DNG

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DESCRIPTION

Spacious and well proportioned three bedroom end of terrace property, conveniently located just 15 minutes' drive from Waterford City and within easy walking distance of the lower village, beaches, the park and Dunmore East Harbour. The property is presented in excellent condition throughout and is available fully furnished as a turn-key package if so required. Accommodation includes semi open plan living, dining and kitchen, three generous bedrooms of which two are large twin rooms and one double bedroom with en-suite shower room, and main bathroom. Situated overlooking a large green area, and with a large open green area to the front and side, the property also has a paved patio area to the rear and ample on-site parking. The property is heated by a modern electric heating system, and all windows are uPVC double glazed. The property is part of a management company, for which the annual charge is €600 which includes the grass and garden and common area maintenance, as well as building insurance.

LOCATION

Within the private development of Forest Haven in Dunmore East, just outside the lower village of Dunmore East. In a mature woodland setting the property is ideally located within a short stroll from the strand beach in the lower village along with a host of local amenities, sports, water sports and leisure facilities, as well as a host of notable bars and restaurants.

ASKING PRICE €179,000

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



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ACCOMMODATION

Entrance Hall

Tiled flooring

Living/Kitchen/Dining – Open Plan

4.09 x 4.19

Tiled flooring throughout. Open fire. Fitted kitchen with tiled splashback. Sliding patio door to rear garden. Storage press. Recessed spot lights. Curtains to windows and doors.

Stairs and Landing in Carpet

Bedroom 1

4.50 x 3.35

Large double bedroom. Carpet flooring. Fitted wardrobes. Curtains to window.

En Suite

Tiled flooring. W.C., W.H.B., Electric shower. Tiled walls from floor to ceiling.

Bedroom 2

4.05 x 3.40

Large twin room. Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3

3.75 x 3.03

Twin bedroom. Carpet flooring. Fitted wardrobes. Curtains to window.

Main Bathroom

1.76 x 2.45

Tiled flooring. W.C., W.H.B., Bath and Shower. Tiled walls from floor to ceiling. Blind to window

Hot Press

GARDEN

Open plan gardens benefitting from a large area to the side of the property being an end house.

Paved patio area to the rear.

Ample on-site parking

FEATURES

uPVC double glazing

Modern electric heating system

Ideally located close to the beach at the lower village

Large three bedroom house type with two twin rooms and master bedroom en-suite

BER

Rating: D1

BER No.: 111405411

EPI: 245.01 kWh/m²/yr

