



No. 13 Forest Haven, Dunmore East, Co. Waterford. X91 CC99.

For Sale

€175,000

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



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: 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

Spacious three bedroom mid 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. Accommodation includes 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, 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 €175,000

**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.



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. 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.

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: C3

BER No.: 112959432

EPI: 219.36 kWh/m²/yr

