

For Sale

No. 17 Fishermans Grove, Dunmore East, Co. Waterford



Spacious and well proportioned three bedroom semi-detached 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 pristine condition throughout and is available fully furnished as a turn-key package if so required. Accommodation comprises of entrance hall, living room, kitchen /diner, downstairs WC, 3 generous bedrooms with master bedroom en-suite and main bathroom. The property has the benefit of Calor Gas fired zoned central heating and uPvc double glazing throughout. The front garden is presented with cobble-lock driveway and gardens in lawn, while the rear gardens is also in lawn with paved patio area. The property has been finished to a high standard and has been very well maintained throughout. For viewing arrangements, please contact Sole Selling Agents DNG Thomas Reid Auctioneers.

BER No. 106682271

Asking Price € 145,000

PSRA Registration No. 00215

Accommodation

Entrance Hall 5.10 x 2.03
Radiator.

Living Room 4.89 x 4.42
Wooden flooring, coving to ceiling, cast iron fireplace surround with marble plinth and gas fire inset. Curtains to window. Glazed double doors to kitchen / Diner.

Kitchen / Diner 6.49 x 3.89
Large open plan kitchen with dining area. Tiled flooring throughout. Scandinavian Pine fitted kitchen units at ground and eye level. Curtains and roller blinds to window. Sliding patio door to rear garden and patio area.

Downstairs WC
WC, Whb. Tile flooring.

Stairs and Landing in Carpet

Main Bathroom 1.67 x 3.13
WC, Whb, Bath. Tiled floor and walls shower over bath

Bedroom 1 4.42 x 4.63
Very Spacious master bedroom with carpet flooring and fitted wardrobes

En-Suite 3.67 x 3.64
WC, Whb, Shower. Tiled floor and walls. Triton electric shower unit.

Bedroom 2 3.70 x 3.79
Generous size double bedroom with carpet flooring and fitted wardrobes

Bedroom 3 2.49 x 3.03
Single bedroom with carpet flooring

Features: Well proportioned large 3 bedroom property
In pristine condition throughout
Available fully furnished
Within walking distance of the Village and beach
Use of Communal Tennis Court

Garden: Gardens in lawn front and rear
Off Street parking to front
Paved patio area to the rear

Heating: Calor Gas fired zoned central heating

BER: Rating: C1
BER No: 106682271
EPI: 169.44 kWh/m2yr

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

DNG Thomas Reid Auctioneers PSRA License No. 002015







© 2010 DNG

DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as 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. Thomas Reid Auctioneers 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 can not 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 Thomas Reid Auctioneers. 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 extend permitted by the applicable law.