



No. 1 Cove Lodge, Dunmore East, Co. Waterford. X91Y015

For Sale

€270,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 75 sqm. /c. 807.29 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Ideally located and very attractive three bedroom town house with sea views, located within the picturesque seaside village of Dunmore East. Situated within easy walking distance of all local amenities including the Park, the beach, and the harbour, as well as shops and a host of notable bars and eateries. Extending to c. 75 sqm., the property offers well laid out accommodation in an enviable location within the village. Accommodation comprises of an open plan kitchen / dining and living area, WC with shower, ground floor bedroom, together with one single bedroom, shower room and master bedroom at first floor level. The property has uPVC double glazed windows and doors, and electric heating and solid fuel Stanley stove. BER rating D1.

LOCATION

Ideally located adjacent to the Park in Dunmore East the property is within easy walking distance of both the upper and lower villages 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.

ASKING PRICE €270,000

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



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ACCOMMODATION

Open Plan Kitchen/Living/Dining Area 6.06 x 5.09

Wooden flooring throughout. High gloss fitted kitchen. Tiled Splashback. Electric S/S oven, ceramic hob and extractor fan. Fireplace with solid fuel Stanley stove. Recessed spot lights.

Hot Press

Downstairs WC

WC, WHB, Shower with electric shower unit. Ceramic tiled floor and around shower.

Bedroom 1 5.09 x 2.46

Wooden flooring matching living area. Fitted wardrobes.

Stairs to first floor

Bedroom 2 (Master) 3.90 x 4.22

Wooden flooring. Fitted wardrobes. French doors to roof terrace with sea views. Wood panelled ceiling.

Bedroom 3 3.78 x 2.43

Wooden flooring. Wood panelled ceiling.

Shower Room

WC, WHB, Shower with electric shower. Ceramic tiled floor and walls.

FEATURES

Three bedroom town house located within the picturesque seaside village of Dunmore East

Ideally located within easy walking distance of the beach, the park and all amenities local amenities

Three bedrooms with WC at ground and first floor

Balcony from master bedroom with sea views

Ideal holiday home or investment property

BER

Rating: D1

BER No.: 105218184

EPI: 233.76 kWh/msq/yr



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