

For Sale

Apartment No. 6 Harbour House, Convent Road, Dunmore East, Co. Waterford.



Superb three bedroom apartment within the beautifully and sympathetically restored period building at the Harbour House. Situated at the entrance to the harbour in Dunmore East the property enjoys breath taking sea and coastal views from the front and rear of the property. Within walking distance of all local amenities, including bars, restaurants, beaches and leisure facilities. Accommodation includes entrance hallway, living room, kitchen, three generous bedrooms, one twin and two double, with master bedroom en-suite and main shower room. The property also has the benefit of a basement store room, and use of the communal out door BBQ area. Heating is provided by electric storage heating. Ample on site parking, with secure gated access. Viewing comes highly recommended. BER EXEMPT. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

BER: EXEMPT

Asking Price €175,000

PSRA Registration No. 00215

Accommodation

Entrance Hallway

Marble tiled floor, Cornice detail to ceiling.

Living Room

4.93 x 3.75

Maple flooring. Marble fireplace and electric fire insert, Cornice detail to ceiling, Georgian sash windows with timber panel surrounds.

Kitchen

3.71 x 3.20

Wooden flooring. Maple shaker style kitchen with granite worktops, Appliances include fridge, oven hob dishwasher and washing machine (integrated), Tiled splashback. Airing cupboard with storage space.

Master Bedroom

4.10 x 3.10

Maple wooden floor. Fitted wardrobes, Cornice detail to ceiling, Feature Georgian sash window, Sea views.

En Suite

En Suite with tiled floor and walls to ceiling, Wc, Whb, Mains shower and recessed spot lighting.

Bedroom 2

2.43 x 4.26

With fitted wardrobes and maple wooden flooring.

Bedroom 3

3.94 x 3.75

With fitted wardrobes and maple flooring. Views over the harbour.

Main Bathroom

Floor to ceiling tiling with Wc, Whb, and Shower. High quality sanitary ware. Plumbed for washing machine.

Features

Overlooking the Harbour with stunning sea and coastal views.
Period building retaining many original features.
Top floor unit with excellent living space.
Basement store room.
Outside BBQ area and ample onsite parking.

Heating:

Electric Storage Heating

BER:

Rating Exempt

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

DNG Thomas Reid Auctioneers PSRA License No. 002015





DORSET'S NEWMAN CO.00
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 extent permitted by the applicable law.