

For Sale

Coxtown, Dunmore East, Waterford.



Extremely attractive architect designed five bedroom dormer residence, located in the Coxtown area of Dunmore East in Co. Waterford. This deceptively large residence has been constructed to the highest standards and is substantially completed with the exception of some ground-works and landscaping and internal fittings. The property comes to the market as is, and potential purchasers of this property can benefit from the lower asking price of €180,000 and choose their own finishes such as kitchen and tiling. The property is constructed on a well appointed site of some 0.75 acres, with exceptional sea views to the front and beautiful countryside views to the rear. The house extends to some c.2,300 sq.ft. and has the benefit of Oil and solid fuel heating and solar panel water heating. Viewing this property is strictly by appointment with sole selling agent Thomas Reid Auctioneers.

Huge Price Reduction
€180,000 AMV

Accommodation

Ground Floor

Entrance Hall

With double height wood panelled ceiling with recessed spotlights.

Living Room

4.58 x 4.19

Kitchen

With double doors to sun-room.

4.83 x 4.22

Sun-room

Vaulted wood panelled ceiling with recessed spotlighting.
French doors to garden.

4.86 x 3.67

Utility Room

Plumbed for washing machine etc.

4.16 x 3.38

Downstairs WC

Master Bedroom

4.78 x 5.53

En-Suite Shower Room

WC, WHB, Quadrant shower.

Bedroom 1

4.16 x 4.20

Bedroom 2

3.37 x 2.95

First Floor

Bedroom 3

4.16 x 3.05

En-Suite Shower Room

WC, WHB, Shower.

Bedroom 4

4.16 x 3.06

En-Suite Shower Room

WC, WHB, Shower.

Bathroom

2.60 x 2.88

Walk-in-hot press / store

4.79 x 1.93

Features

Architect designed five bedroom dormer bungalow, 5 Spacious bedrooms with three en-suite shower-rooms, Solid Oak internal doors, uPVC Fascia and soffits, Double glazed woodgrain uPVC windows and doors.

Heating

Oil fired, solid fuel, and Solar Panel Heating systems.

Garden Details

Walled in front entrance, Stunning sea-side and rural views.



DOUGLAS NEWMAN GOOD

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.