



## No. 2 Glenview Tce., Dunmore East, Co. Waterford. X91EK25

**For Sale**

**€295,000**

**Bedrooms** 2  
**Reception Rooms** 1  
**Bathroom's/WC's** 1  
**Size** c. 68 sq.m. /c. 732 sq.ft.



PSRA Licence Number: 004069



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Waterford  
051852233

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## DESCRIPTION

No. 2 Glenview Terrace is a beautifully presented cottage style residence, located in the heart of the lower village of Dunmore East. A mere stone's throw from the beach and local amenities, the property is in an enviable location within walking distance of the beach, shops and leisure facilities, and a host of local eateries. Extending to c. 732 sq. ft. the property has a traditional styled interior with architectural features such as exposed timber beams and original brick and painted stone wall detail with traditional solid pitch pine timber flooring. The property comprises of an open plan living kitchen dining area, extending to a rear lounge area, and family bathroom. The first floor is approached by a traditional white painted staircase with varnished pine threads, leading to one double and one large twin bedroom. To the rear, the property has an enclosed rear garden with rear entrance from the communal passage way. The property is in excellent condition and is heated by an oil fired central heating system together with a solid fuel stove in the living area. The property is offered for sale fully furnished.

## LOCATION

Ideally located in the heart of the lower village of Dunmore East, the property is within a mere stone's throw of the beach 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. The Dunmore East Golf Club is just a two minute drive from the property and has the most spectacular views of the ocean. The property is a lovely stroll away from Dunmore East's beautiful park with tennis courts and children's ground.

**ASKING PRICE €295,000**

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



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## ACCOMMODATION

### Living Area

5.05 x 2.89

Solid pitch pine flooring. Painted stone walls with wainscoting wood panelling. Solid fuel stove. Exposed timber beams ceiling. Brick wall finish with timber beans.

### Kitchen/Diner Area

5.07 x 2.42

Tiled flooring extending to rear extension lounge area. Wooden counter tops. Belfast sink. Traditional salvage glass wall mounted units. Electrical cooker and extractor.

### Extension

2.94 x 2.99

Tiled flooring. French doors to rear garden

### Bathroom

1.79 x 2.47

Tiled flooring. WC. WHB. Triton electric shower unit. Glass shower enclose. Walls tiled from floor to ceiling.

**Traditional cream painted stairs with vanished pine threads. Landing with traditional pitch pine flooring.**

### Bedroom 1

4.10 x 2.76

Traditional pitch pine flooring. Master bedroom. Generous double room. Curtains to window.

### Bedroom 2

5.06 x 2.55

Traditional pitch pine flooring. Double room. Velux roof light window.

## GARDEN

Deck area. Enclosed walled rear garden/yard. Rear entrance from communal passage-way.

## BER

Rating: E1

BER No.: 116671223

EPI: 303.39 kWh/msq/yr

## FEATURES

Stunning cottage style residence located in the heart of the lower village of Dunmore East

Within easy walking distance of all local amenities

Impeccable modern condition

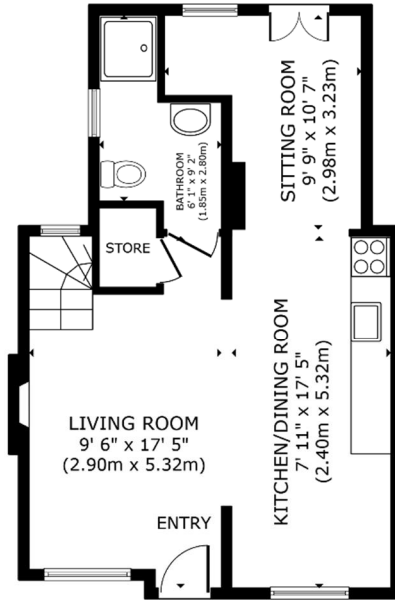
Tastefully decorated in a traditional style

Oil fired central heating

PVC double glazing

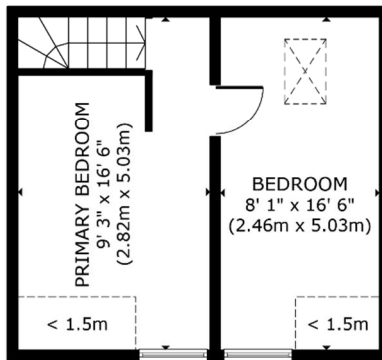






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 448 sq.ft. (41.7 m<sup>2</sup>) FLOOR 2 269 sq.ft. (25.0 m<sup>2</sup>)  
 EXCLUDED AREAS : REDUCED HEADROOM 26 sq.ft. (2.4 m<sup>2</sup>)  
 TOTAL : 718 sq.ft. (66.7 m<sup>2</sup>)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 448 sq.ft. (41.7 m<sup>2</sup>) FLOOR 2 269 sq.ft. (25.0 m<sup>2</sup>)  
 EXCLUDED AREAS : REDUCED HEADROOM 26 sq.ft. (2.4 m<sup>2</sup>)  
 TOTAL : 718 sq.ft. (66.7 m<sup>2</sup>)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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