



For Sale

9 : The Hermitage : Dunmore East : Co. Waterford : X91K6N2

Asking Price €550,000





No. 9 The Hermitage is a charming five-bedroom detached bungalow with an additional two-bedroom maisonette, on a private site with sea views and spacious gardens. The main house extends to c.158 Sqm. while the maisonette extends to c. 70 Sqm. The property offers excellent living accommodation and is ideally suited to a purchaser that requires separate accommodation for a family member or dependant relative. Situated in a quiet cul-de-sac the property is approached by a tarmac driveway and has mature planted gardens front and rear. The private rear garden is set in lawn with planted trees and shrubbery and has an Easterly aspect. The property has double glazed windows and doors throughout, while heating is provided for by an electric under-floor heating system to the main house, and oil-fired central heating to the maisonette, The main house comprises of entrance hall, kitchen / diner, utility, WC, conservatory, living room, sunroom, five bedrooms including master bedroom with en-suite shower room, and main bathroom. The maisonette comprises of entrance hall, living room, kitchen, shower room and two bedrooms including master bedroom with en-suite bathroom.



The Hermitage development in the highly sought area of Dunmore East and just a few minutes' walk from the Harbour and The Upper Village and a choice of beautiful beaches in Dunmore East, the property is ideally located close to all local amenities including schools, shops, and leisure facilities. Dunmore East is located just c.16km from Waterford City. Dunmore East is a picturesque and tranquil seaside fishing village and tourist destination, located on the southeast coastline at the entrance to the Waterford Estuary. Dunmore East offers an abundance of outdoor pursuits and facilities from golfing, sailing, angling, boat tours, cliff, and woodland walks, as well as several beaches and coves to explore, plus a host of notable local bars and eateries to frequent.

ACCOMMODATION

Entrance Hall

2.90 x 2.23

Tiled flooring. Designed to accommodate stairs to first floor. Painted wood panel ceiling.

Bedroom/Study

2.88 x 2.87

Solid pitch pine flooring. Wood panel ceiling. Curtains and venetian blinds to window.

Sitting Room

4.81 x 4.76

Solid pitch pine flooring. Feature timber beam fireplace with brick inlay with oil stove. White painted wood panelled ceiling. Sliding glass doors to sunrooms.

Front Sunroom

3.52 x 3.04

Tiled flooring. Vaulted wood panel ceiling. Blinds to window. Side entrance to garden. Sea views.

Kitchen

4.64 x 4.88

Tiled flooring. Handmade cottage pine fitted kitchen with solid timber work surfaces. Porcelain sink and draining board. Tiled splashback. Wood panelled ceiling. French doors to sunroom.

Side Sunroom

3.06 x 5.38

Tiled flooring. Solid fuel stove. Vaulted ceiling with Velux window. French doors to garden.

Utility Room

2.26 x 2.40

Tiled flooring. Fitted work surfaces. Plumbed for washing machine and dryer.

WC

Tiled flooring. WC. WHB.

Master Bedroom

4.25 x 3.93

Solid pitch pine flooring. Wood panelled ceiling. Walk in Wardrobe. Curtains to windows.

En Suite

1.39 x 2.16

Tiled flooring. WC. WHB. Shower. Electric shower unit. Glass shower enclosure. Mosaic tiled sink pedestal with storage underneath.

Main Bathroom

3.07 x 2.01

Tiled flooring. Painted wood panelling to walls to dado level. Mosaic tiled sink pedestal with storage underneath. Bath with shower mixer, and electric shower unit.

Bedroom 2

3.94 x 2.84

Solid pine flooring. Wood panelled ceiling. Blinds and curtains to window.

Bedroom 3 **3.09 x 3.09**
Pitch pine flooring. Fitted wardrobes. Blinds and curtains to window.

Bedroom 4 **2.39 x 4.53**
Pine flooring. Fitted storage units. Painted wood panelled ceiling. Side entrance.

Attic **4.80 x 15.45**
Floored. Stairs. Velux window. Suitable for conversion.

MAISONETTE/GRANNY FLAT

Entrance Hall
Tiled flooring.

Living Room **5.26 x 3.35**
Wood flooring. French doors to patio Vaulted ceiling. Recessed spotlights.

Kitchen **7.28 x 2.10**
Porcelain tiled flooring. Shaker style kitchen units. Back door to garden. Velux window. Roof lights.

Bedroom 1 **3.60 x 3.53**
Wood flooring. Blinds to window.

En Suite **1.87 x 2.53**
Tiled flooring. WC. WHB. Bath. Shower mixer to bath. Walls tiled from floor to ceiling.

Bedroom 2 **2.85 x 3.05**
Wood flooring. Blinds to window.

WC **1.53 x 1.59**
Tiled flooring. WC. WHB.













FEATURES

Electric under floor heating

Detached maisonette/granny flat – 2 bed

Private rear garden, not over looked

Sea views to front sunroom

Tarmacadam front driveway

Large rear garden with mature shrubbery, trees, and plans

Barna sheds x 2.

ASKING PRICE

€550,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER: C3

BER No.: 116519786

Energy Performance Indicator: 202.54



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