

For Sale

No. 17 Gleann Ard, Dunmore East, Co. Waterford.



*****REDUCED TO SELL***** Perched on the hill over-looking the lower village of Dunmore East, Gleann Ard is a delightful exclusive private development, within easy walking distance of the lower village and beaches, the park and Dunmore Harbour.

Just 15 minutes drive from Waterford City, this bright and comfortable four/five bedroom detached residence with two spacious reception rooms, is situated within a quiet cul de sac within the development. In pristine condition throughout having been newly refurbished, the property has the benefit of gas fired central heating, full alarm system, double glazed windows, a private enclosed south west facing rear garden giving a sunny aspect from morning until late evening, with paved patio area, and cobblelock driveway for two cars to the front. Accommodation includes entrance hallway, sitting room, living room (or 5th en-suite bedroom); large kitchen with spacious dining area, down stairs W.C. and four spacious bedrooms (three double and one single) with master bedroom en-suite, and main bathroom. This property has been lovingly maintained by its current owners, having been decorated to show-house standard, and is ideally suitable as a family home or holiday/investment property alike. Viewing this exceptional property comes highly recommended. For further details and viewing arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233 or visit www.thomasreid.ie

Asking Price €240,000

Accommodation

Entrance Hallway

Oak wooden flooring, Radiator.

Living Room

5.63 x 4.35

Oak flooring matching hall, Tailored curtains to bay window, Feature limestone fireplace with marble hearth and plinth, Gas fire insert, Dual TV points and telephone point.

Kitchen/ Diner

6.60 x 4.96

Cream shaker style fitted kitchen with integrated dishwasher and fridge freezer, stainless steel extract unit and fitted microwave and electric oven, Marble tiled floor to kitchen area with wooden work surfaces and splash back. Dining Area with wooden flooring matching hall and living room, French doors to rear garden and patio area, Curtains to French doors, Blinds to windows.

Second Reception Room/ Sitting Room

4.98 x 3.61

Solid oak wooden flooring, Curtains to window.

Downstairs Wc

Jack and Jill Wc from Entrance Hallway, Wc, Whb, Tiled flooring, Radiator.

Landing

Stairs and landing in carpet with white painted handrail and balustrades, Recessed spot lights.

Hot Press

Master Bedroom

4.55 x 4.26

Carpet flooring, Extensive fitted wardrobes, TV point, Roller blinds to window.

En Suite

Wc, Whb, Shower, Tiled floor and walls, Recessed spot lighting, Extractor unit, Triton T80si electric shower, Glass door shower screen.

Bedroom 2

4.26 x 3.37

Double, Carpet flooring, Fitted wardrobes, Blinds to window.

Bedroom 3

3.17 x 2.27

Double, Carpet flooring, Fitted wardrobes, Blinds to window.

Bedroom 4

2.50 x 2.15

Large single, Carpet flooring, Fitted wardrobes, Blinds to window.

Main Bathroom

Wc, Whb, Beday, Bath with mains shower mixer and Duplex pumped electric shower unit, Polished porcelain tiled floor and walls, Radiator, Extractor unit, Recessed spot lighting.

Property Features

Built in 2005, c. 1600 sq.ft, Fully alarmed, uPVC double glazed windows and doors.

Heating

Gas fired central heating.

Garden

Private enclosed rear garden in lawn with paved patio area, Barna shed, Two gated side entrances, Cobblelock driveway for two cars to the front.

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



Entrance Hallway



Sitting Room



Kitchen



Dining Area



Living Room



Living Room



Bedroom



Main Bathroom



Rear Garden



Rear Garden



Rear Garden

DOUGLAS NEWMAN GOOD
DNG

THOMAS REID
FOR SALE

www.dng.ie tel. 051 852233

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