

For Sale

No. 51 Airfield Point, Dunmore East, Co. Waterford



A Spacious detached three bedroom residence located within walking distance of the picturesque seaside village of Dunmore East. The property offers spacious living accommodation extending to c.128 sqm. and comprises a large reception hall with over balcony, large living room with vaulted ceiling, spacious family kitchen with dining area and separate utility room, downstairs double bedroom with en-suite shower room, downstairs WC, together with two large upstairs double bedrooms, and a main bathroom. The property has a large rear garden in lawn with extensive raised granite finished patio area, and metal garden shed. To the front, the property has a lawned garden and tarmac driveway for two cars, with two side entrances to the rear garden. The property is heated by an oil fired central heating system and all windows are double glazed. In excellent condition throughout, viewing this substantial three bedroom detached property comes highly recommended. For viewing arrangements, please call DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 107323552

Asking Price €230,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Tiled flooring. Open balcony.

Living Room

4.65 x 4.47

Tiled flooring. Marble fireplace with cream wooden surround. Vaulted ceiling.
French doors to front garden

WC

Tiled flooring. WC. WHB

Kitchen/Diner

6.25 x 3.35

Tiled flooring. Solid oak shaker style fitted kitchen. Granite work surfaces.
Fitted oven and ceramic hob. Stainless steel extractor fan. Recessed spot
lighting.

Utility Room

1.78 x 1.68

Tiled flooring. Fitted work surface. Plumbed for washing machine and dryer.
Back door.

Master Bedroom (downstairs)

5.07 x 3.13

Tiled flooring. Fitted wardrobes

En-Suite

Tiled flooring. Tiled around shower. WC. WHB. Shower

Stairs and Landing

Bedroom 2

4.41 x 3.86

Painted wooden flooring

Bedroom 3

4.42 x 4.35

Painted wooden flooring

Bathroom

Painted wooden flooring. WC. WHB. Jacuzzi bath with shower mixer.
Separate electric shower fitted over bath. Recess spotlighting

Hot Press

Garden

Front driveway in tarmac and lawn. Large rear garden in lawn. Metal
shed. Granite patio area.

Features

Spacious and well proportioned property
Three large double bedrooms
All windows double glazed
Large site with south easterly facing rear garden

Heating:

Oil Fired Central Heating

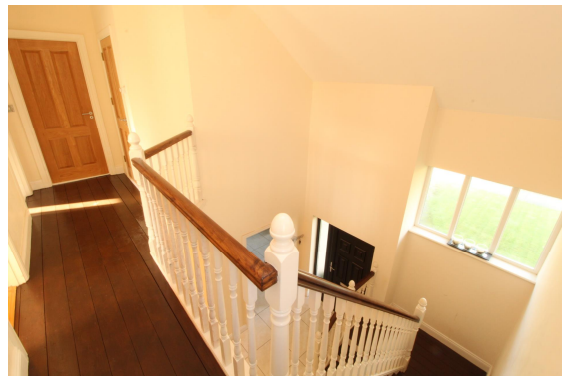
BER:

Rating C1
BER No. 107323552
EPI: 168kWh/m.sq/yr

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

DNG Thomas Reid Auctioneers PSRA License No. 002015







DNG

DOUGLAS NEWMAN CO.00

THOMAS REID

FOR SALE

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