



## No. 15 Marian Terrace, Dunmore East, Co. Waterford. X91PK77.

**For Sale**

**€375,000**

**Bedrooms:** 3  
**Reception Rooms:** 2  
**Bathroom's / WC's** 2  
**Size:** c. 126 sqm. /c. 1,356 sq.ft.



PSRA Licence Number: 004069



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## DESCRIPTION

Ideally located four bedroom semi-detached property extending to c. 126 Sqm / c.1,356 sq.ft. with two reception rooms and spacious rear gardens, situated in the lower village of Dunmore East with sea views from the garden and within easy walking distance of the beach. No. 15 Marian Terrace is a charming 1960's semi-detached home having been extended to include a second reception room and two further bedrooms, totalling four double bedrooms. The property has an elongated west facing rear garden with block built garden shed and green house and mature gardens with plants and shrubbery. The property also benefits greatly from a large common area to the rear with vehicular access affording each of the properties rear access and off street parking, as well as the use of this well maintained common area. Accommodation comprises of a large entrance porch, entrance hall, living room, kitchen, sitting room, and downstairs shower room. Upstairs comprises of four spacious double bedrooms, with double width hallway suitable for storage or provision of a bathroom. The property has a mix of PVC and Aluminium double glazed windows, and heating is provided by a modern oil fired central heating system. In need of some modernisation, the property has been well maintained and is in excellent repair throughout. Viewing this charming property comes highly recommended.

## LOCATION

Ideally located just 250m from the beach in the lower village of Dunmore East. The property is within easy walking distance of all local amenities including the golf club, the park and the harbour. 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.

**ASKING PRICE €375,000**

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



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## ACCOMMODATION

### Entrance Porch

2.75 x 1.99

Tiled flooring.

### Entrance Hall

2.26 x 1.66

Tiled flooring.

### Lounge Room

4.75 x 3.46

Laminate timber flooring. Open fireplace with tiled surround.

### Living Room

5.10 x 4.87

Laminate timber flooring. Open fireplace with mahogany surround. Doors to patio and rear garden.

### Galley Kitchen

5.89 x 1.89

Tiled flooring. Fitted kitchen.

### Shower Room

2.31 x 1.68

Tiled floors and walls to ceiling. WC, WHB, electric corner shower unit with glass doors.

### Bedroom 1

3.80 x 3.04

Laminate timber flooring. Curtains to window.

### Bedroom 2

3.89 x 3.12

Carpet flooring. Fitted wardrobes. Curtains to window.

### Bedroom 3

5.08 x 2.53

Carpet flooring. Curtains to window.

### Bedroom 4

2.33 x 5.01

Carpet Flooring. Fitted wardrobes. Blinds and curtains to window.

### Bedroom Corridor/Store

2.16 x 2.85

Carpet flooring. Curtains to window.

### Bathroom

WC, WHB and Bath.

## GARDEN

Front garden in lawn.

Rear garden with large shared common area and vehicular access.

## FEATURES

Ideally located close to the lower village and the beach

Extended to include two reception rooms and a four double bedrooms

West facing rear garden with rear vehicular access

Large common area to the rear

Oil fired central heating

## BER

Rating: F

BER No.: 114142367

EPI: 380.81 kWh/msq/yr

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