



No. 54 Airfield Point, Dunmore East, Co. Waterford. X91 E2V6.

For Sale

€475,000

Bedrooms: 5
Reception Rooms: 2
Bathroom's / WC's 5
Size: c.216sq.m. /c. 2,325sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 54 Airfield Point in Dunmore East is a beautifully presented family home. This five bedroom detached property has been constructed within a small development of similar style dwellings in a quiet cul de sac. The property has spacious living accommodation which consists of a vaulted entrance hallway, living room, open plan kitchen/diner and lounge, utility room, WC, TV room/playroom, a double bedroom with en suite all on ground floor level, with 4 bedrooms, master en suite along with another en suite shower room and a main bathroom on the first floor. Heating is provided by oil fired underfloor central heating system. The property also boasts countryside views with a South East facing rear garden.

LOCATION

Situated just a few minutes' walk from the Harbour and The Upper Village 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 and c.17km from Tramore. 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 €475,000

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

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ACCOMMODATION

Entrance Hall **4.88 x 4.51**

Porcelain tiled flooring. Vaulted ceiling. Recessed lighting.

Living Room **4.18 x 6.11**

Wood flooring. Marble fireplace with recessed Stanley stove. Blinds to window. Double doors to garden and double doors to large open plan kitchen/diner/lounge room.

Open Plan Kitchen/Diner/Lounge **8.67 x 5.49**

Porcelain tiled flooring. Fitted kitchen with Quartz worktop and splashback. Integrated oven and hob. Sliding doors to rear garden.

Utility Room **1.97 x 1.28**

Porcelain tiled flooring. Plumbed for washing machine.

TV Room/Play Room **3.37 x 2.83**

Laminate wood flooring. Blinds to window.

WC **1.98 x 1.48**

Porcelain tiled flooring. WC. WHB.

Bedroom 5 **4.03 x 5.30**

Laminated wood flooring. Blinds to window.

En Suite **2.10 x 1.73**

Tiled flooring. WC. WHB. Shower with glass doors. Walls tiled from floor to ceiling.

Stairs and Landing in carpet

Bedroom 1 **4.08 x 5.60**

Laminate wood flooring. Sliderobes. Blinds to window.

En Suite **2.38 x 3.01**

Tiled flooring. WC. WHB. T90 electric shower with glass doors. Walls partially tiled

Bedroom 2 **3.52 x 4.78**

Laminate wood flooring. Blinds to window.

En Suite **3.49 x 1.16**

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

Bedroom 3 **4.08 x 3.21**

Laminate wood flooring. Blinds to window.

Bedroom 4 **5.33 x 4.17**

Laminate wood flooring. Blinds to window.

Bathroom **2.91 x 2.69**

Tiled flooring. WC. WHB. Bath. Walls partially tiled.

GARDEN

Garden to the front of the property in lawn with a driveway. Garden to the rear in lawn with a raised decking area with views of the countryside

FEATURES

South East facing rear garden
uPVC double glazed windows, fascia and soffits
Oil fired underfloor heating system throughout
Corner site
Quiet cul de sac

BER

Rating: C1
BER No.: 107669285
EPI: 163.7 kWh/msq/yr



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