



No. 2 Dobbyn's Street, Passage East, Co. Waterford. X91V9H3.

For Sale

€139,000

Bedrooms: 1
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 87sqm. /c. 936sq.ft.



PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie

W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

DESCRIPTION

Character filled two storey home located in the centre of Passage East Village. Substantially refurbished, the property currently comprises of living room, kitchen with dining area, utility room, at ground floor level, main bathroom and master bedroom at first floor level, with further significant space available on the second floor suitable to incorporate further accommodation. The property has the benefit of newly installed oil fired central heating. In excellent condition throughout, this property would make an ideal starter home or holiday home alike. Just minutes walk from the beach, Passage East is an destination for the boating enthusiast with both a slip way and harbour in close proximity, with many boating destinations close by both up and down river, including New Ross, St. Mullins and Inistioge up river and Ballyhack, Duncannon, Dunmore East and Kilmore Quay down river and close coastal. For further information and viewing arrangements, contact sole selling agents DNG Reid and Coppinger.

LOCATION

Located in the picturesque fishing village of Passage East. Passage East is home to the Passage East Car Ferry giving easy access to south Co. Wexford and Rosslare. Passage East is also situated c. 6 km from Woodstown Beach and c. 13km from Dunmore East.

ASKING PRICE €139,000

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

The logo for DNG.ie, consisting of the text 'dng.ie' in a white, lowercase, sans-serif font, centered within a solid red circle.

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.





ACCOMMODATION

Entrance Hall

Living Room **3.15 x 5.08**

Tiled flooring. Solid fuel stove in brick fireplace with tradition wooden beam mantel. Wood panelling to wall.

Kitchen **2.45 x 3.25**

Original tiled floor. Painted wooden kitchen units. Wood panelled ceiling. Window seat

Utility **2.50 x 1.73**

Fitted work surfaces. Under counter fridge. Stainless steel kitchen sink unit. Shelving to walls.

Stairs and Rear Hall **3.41 x 1.63**

Rear hallway to rear yard. Tiled flooring. Wood panelled walls.

Stairs and Landing in carpet

Bathroom **2.46 x 3.17**

Painted wooden floors. Traditional Victorian bathroom suit. WC. WHB. Rolled top bath. Exposed timber beam. Painted wooden ceiling.

Bedroom **5.08 x 2.89**

Carpet flooring. Painted wood panelled ceiling. Fireplace with timber beam. Exposed timber window heads. Wooden blinds to windows.

Second Floor – Attic **5.17 x 5.61**

Suitable for conversion or storage. Carpet flooring. Velux roof light. Exposed timber roof beams and trusses. Radiators.

GARDEN

Enclosed rear yard. Outdoor seating area. Additional Outdoor Utility room, shed.

FEATURES

Oil fired central heating

Single glazed wooden windows

On street parking

Enclosed rear yard

BER

Rating: E2

BER No.: 109996454

EPI: 376.65 kWh/msq/yr

