

## For Sale

### No. 1 Hook View, Dunmore East, Co. Waterford



Superb three bedroom architecturally designed split level detached residence benefiting from a high specification fit out and features, located within the picturesque fishing village of Dunmore East in Co. Waterford. With one of the largest sites in the development, this front row property is approached by a long pebble driveway with mature gardens in lawn either side or planted shrubbery. The property enjoys sea views to the front with a private garden in lawn to the rear. Accommodation consists of entrance hallway, living room, kitchen/dining area, utility room, three bedrooms (master en suite), main bathroom and extends to c. 1350 sq.ft. This stunning property is finished to a very high standard and is presented in pristine condition throughout having had very little use since new. Heating is provided by a gas fired central heating system and all windows are uPVC double glazed. For further details or viewing arrangements please contact DNG Thomas Reid Auctioneers on 051-852233.

BER: No. 108579509

**Asking Price €295,000**

PSRA Registration No. 00215

## Accommodation

### **Entrance Hall**

Oak flooring

### **Living Room**

4.27 x 6.67

Solid oak flooring. Cut stone, floor to ceiling feature chimney breast with marble fireplace and stove. Wooden venetian blinds to full height windows

### **Kitchen/Dining Area**

6.56 x 3.66

Solid oak flooring. High gloss designer fitted kitchen with walnut trim. Marble work surfaces. Integrated fridge freezer. Stainless steel Neff oven and microwave. Upgraded Franke sink and tap unit. Neff integrated dishwasher. Island unit with Neff gas hob. Stainless steel extractor unit. Recessed spotlighting. Wooden venetian blinds to full height windows

### **Utility Room**

1.55 x 2.67

Oak flooring. Fitted units. Stainless steel sink unit. Plumbed for washing machine and dryer. Side entrance

### **Cloak Room and Hot Press**

### **Bedroom Corridor**

Oak flooring. Vaulted ceiling. Feature light fitting

### **Main Bathroom**

Oak flooring. WC. WHB. Sink unit with vanity pedestal. Pressurised mains shower system over Jacuzzi bath. Recessed spot lights

### **Bedroom1**

3.77 4.75

Oak flooring. Extensive fitted wardrobes. Feature floor to ceiling windows with vertical blinds

### **En-Suite**

Tiled flooring. Wet Room Shower, mains pressurised shower unit

### **Bedroom 2**

3.79 x 2.91

Oak flooring. Fitted wardrobes

### **Bedroom 3**

3.79 x 2.91

Oak flooring. Fitted wardrobes

### **Garden**

Large landscaped garden to the front

### **Features**

Large site with ample parking and extended driveway  
Walking distance of lower village and all amenities  
Private rear garden  
Sea Views

### **Heating:**

Gas fired central heating

### **BER:**

Rating C3

BER No. 108579509

EPI: 221.49 kWh/msq/yr

Viewing by prior appointment with

**DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**









DOUGLAS HERMAN COOB

# DNG

THOMAS REID

**FOR SALE**

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