

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

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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 CDDP

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THOMAS REID

FOR SALE

www.dng.ie tel. 051 852233

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