



No. 2 The Bungalows, Shanakiel, Dunmore East, Co. Waterford. X91D5F6.

For Sale

€259,000

Bedrooms: 4
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 175 sqm. /c. 1,884 sq.ft.



PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD
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DESCRIPTION

Attractive detached bungalow on a spacious site, located within walking distance to the local park in the Upper Village. This family home comprises of entrance hall, sitting room, living room, kitchen / diner, four double bedrooms with master bedroom en-suite and main bathroom. The property has gardens in lawn to the front with spacious cobblelock driveway with ample parking for four cars and sizable rear garden that allows endless possibilities for extending, while being extremely private with a southerly aspect with walled in garden. This property is offered for sale with early vacant possession available and viewing comes highly recommended.

LOCATION

Situated just a few minutes' walk from the park in 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 €259,000

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



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ACCOMMODATION

Entrance Hall **3.62 x 1.70 & 8.20 x 0.99**

Tiled and timber laminate flooring

Living Room **3.71 x 4.31**

Timber laminate flooring. Natural stone open fireplace. Blinds to window.

Dining Room **4.82 x 3.09**

Timber laminate flooring. Open fireplace with cast iron heart and wood surround. Coving. Blinds to patio door.

Kitchen/Diner **3.78 x 3.32**

Tiled flooring. Fitted kitchen with tiled splashback. Recess lighting. Door to rear garden and deck area.

Bedroom 1 **3.49 x 3.28**

Timber laminate flooring. Fitted wardrobes. Curtains to window.

Ensuite **3.24 x 1.19**

Tiled floor and walls to ceiling. W.C., W.H.B., Electric Shower.

Bedroom 2 **3.65 x 3.10**

Timber laminate flooring. Blinds to window.

Bedroom 3 **3.26 x 3.11**

Timber laminate flooring. Fitted wardrobes. Blinds to window.

Bedroom 4 **3.25 x 3.12**

Timber laminate flooring. Fitted wardrobes. Blinds to window.

Bathroom **3.28 x 2.00**

Tiled floors and walls to ceiling. W.C., W.H.B., Bath. Blinds to window.

GARDEN

Front garden in lawn with a large imprinted concrete driveway

South Easterly garden

Large sun filled walled in garden to the rear with a Southerly aspect set out in lawn with garden shed and deck area with cobble lock patio

FEATURES

Oil fired central heating

PVC double glazed windows

Large rear garden with southerly aspect

Spacious imprinted concrete driveway

BER Pending

Rating: D1

BER No.: 101084952

EPI: 255.03 kWh/msq/yr



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