

For Sale

No. 57 Fisherman's Grove, Dunmore East, Co. Waterford.



Well-proportioned two bedroom terraced property, located in the Fisherman's Grove development, just outside the lower village of Dunmore East. In a mature woodland setting the property has the benefit of private tennis courts, as well a woodland walks and trails. Ideally located the property is situated within a short stroll from the strand beach in the lower village along with a host of local amenities. Dunmore East offers an abundance of facilities from sailing, angling, boat tours, cliff walks together with the Dunmore East Adventure Centre in the harbour which offers a host of water and outdoor pursuits including climbing and archery. This beautifully presented and well maintained property comprises entrance hall, living room, kitchen/diner, two generous bedrooms with master bedroom en-suite and main bathroom. The property has the benefit of gas fired central heating and uPvc double glazing throughout. The property has a large west facing aspect rear garden with paved patio area, and terrace to the front. For further information and viewing arrangements, please contact Sole Selling Agents DNG Thomas Reid Auctioneers.

BER: No. 107238420

Asking Price €139,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Tiled flooring

Kitchen

4.54 x 4.21

Tiled flooring. Maple Shaker style fitted kitchen with tiled splash back. Appliances include cooker, fridge, washing machine and dishwasher.

Storage Room

Living Room

6.39 x 3.40

Laminate wood flooring. Feature cast iron fireplace with gas fire. Patio door to rear garden.

First Floor – Landing in Carpet

Bedroom 1

4.31 x 4.18

Laminate wood flooring. Fitted wardrobes.

En-Suite

Tiled flooring. WC. WHB. Electric Shower. Tiled walls.

Bedroom 2

3.72 x 2.95

Laminate wood flooring. Fitted wardrobes.

Bathroom

2.03 x 1.93

Tiled flooring. WC. WHB. Bath with mains shower over bath. Tiled walls.

Garden

Large west facing aspect rear garden with paved patio area. Front terrace area. Ample on site parking

Features

uPVC Double Glazing
Gas Fired Central Heating
Short Stroll to the Lower Village of Dunmore East
Tennis Court's on site

Heating:

Gas Fired Central Heating

BER:

Rating C2
BER No. 107238420
EPI: 194.2 kWh/m2/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PSRA License No. 002015







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FOR SALE

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