

## 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 ensuite 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**







DOUGLAS NEWMAN GROUP  
**DNG**

THOMAS REID

**FOR SALE**

[www.dng.ie](http://www.dng.ie)

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