

For Sale

Apt. No. 1 Harbour House, Dunmore East, Waterford X91P896



Superb ground floor three bedroom apartment within the beautifully and sympathetically restored period building at The Harbour House. Situated at the entrance to the harbour in Dunmore East the property enjoys breath taking sea and coastal views from the front and rear of the property. Within walking distance of all local amenities, including bars, restaurants, beaches and leisure facilities. Accommodation includes entrance hallway, living room, kitchen, three well-proportioned bedrooms, one single and two double, with master bedroom en-suite and main shower room. The property also has the benefit of access to a basement storage area, and use of the communal outdoor terrace and BBQ area. Heating is provided by electric storage heating. Ample onsite parking, with secure gated access. Viewing comes highly recommended. BER EXEMPT. Management Company; Dunmore Pier Management Co. Ltd. Management Fees for 2017/18; €2,000.00. For further details or viewing arrangement, please contact DNG Thomas Reid Auctioneers on 051-852233.

BER: No. EXEMPT

Asking Price €185,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Tiled flooring. Cornice detail to ceiling

Living Room

5.38 x 4.52

Wooden flooring. Fire with electric fire insert. Bespoke handmade lined curtains with pelmet to feature Victorian sash windows. Classical wood panelling to walls surrounding windows, feature light fittings. Cornice details to ceiling

Kitchen

3.79 x 3.36

Wooden flooring. Maple shaker style kitchen with granite work surfaces. Appliances included oven, hob, dishwasher and washing machine.

Bedroom 1

5.22 x 2.45

Wooden flooring. Cornice detail to ceiling. Victorian sash windows

En Suite

Tiled flooring. WC. WHB. Mains Shower. Tiled walls from floor to ceiling

Bedroom 2

4.28 x 2.86

Wooden flooring. Bespoke handmade lined curtains with pelmet to feature Victorian sash window.

Bedroom 3

2.31 x 4.52

Wooden flooring. Bespoke handmade lined curtains with pelmet to feature Victorian sash window.

Shower Room

2.07 x 1.82

Tiled flooring. WC. WHB. Mains Shower. Tiled walls from floor to ceiling

Features

Overlooking the Harbour with stunning sea and coastal views.
Beautifully restored period building retaining many original features including high ceilings and wood panelling.
Ground floor unit with excellent living space.
Access to basement store room.
Communal outdoor terrace and BBQ area.
Ample secure onsite parking.

Heating:

Storage Heating

BER:

Rating EXEMPT

**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

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.