



**No. 30 Seacliff, Dunmore East, Co. Waterford. X91 C9F8.**

**For Sale**

**€180,000**

**Bedrooms:** 3  
**Reception Rooms:** 1  
**Bathroom's / WC's** 2  
**Size:** c. 92 sq. m. /c. 990 sq.ft.



PSRA Licence Number: 004069



52 High Street  
Waterford  
T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.reidandcoppinger.ie](http://www.reidandcoppinger.ie)

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

Whereas 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 cannot 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

## DESCRIPTION

Beautifully presented three bedroom holiday home situated on the grounds of Dunmore East Golf Club, just minutes' walk from the village of Dunmore East. Seacliff Holiday Homes are situated in an idyllic seaside location, in a secluded setting with stunning sea views, Ideal for a family holidays and weekend retreats. The development is situated on the grounds of Dunmore East Golf Club, which has facilities such as The Club House Bar and The Lighthouse Restaurant and children's play area all on site. The development is just a short walk (downhill) to the local sandy cove at Counsellors Strand and all the amenities that the Village has to offer including a large selection of bars and restaurants. No. 30 Seacliff comprises of entrance hall, open plan living and dining room, kitchen, downstairs WC, three upstairs bedrooms including master bedroom with en-suite shower room and main bathroom. Management Company Fees for 2019 are €1,000.00.

## LOCATION

The property is located on the grounds of Dunmore East Golf Club, just minutes walk from the lower village of Dunmore East. Dunmore East is located c. 16km from Waterford City and c. 16km from Tramore. Other noteworthy golf courses include Waterford Castle c.14km and Faithlegg Golf Club c.13km.

**ASKING PRICE €180,000**

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



Whereas 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 cannot 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.







## ACCOMMODATION

Entrance Hall

Tiled flooring.

Living/Dining Room

Tiled flooring. Open fireplace. Patio door to garden.

Kitchen

Tiled flooring. Fitted ground and eye level units. Blinds to window.

Shower Room.

Tiled flooring. WC. WHB. Shower unit with electric shower.

Bedroom 1

Wooden flooring. Curtains to windows

Bedroom 2

Wooden flooring. Curtains to windows

Bedroom 3

Wooden flooring. Curtains to windows

Bathroom

Wooden flooring. WC. WHB. Shower unit with electric shower.

## GARDEN

Communal gardens. Patio to the rear.

## FEATURES

Small secluded holiday home development

Located on the grounds of Dunmore East Golf Club

Just a short walk from the village and Councillors beach

On site facilities including The Club House Bar and The Lighthouse Restaurant

## BER

Rating: C1

BER No.: 101408326

EPI: 161.14 kWh/msq/yr



Whereas 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 cannot 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.



*Whereas 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 cannot 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.*