



## No. 4 Seaview Park, Dunmore East, Co. Waterford. X91KW20

**For Sale**

**€450,000**

**Bedrooms** 4  
**Reception Rooms** 1  
**Bathroom's/WC's** 2  
**Size** c. 105 sqm. /c. 1,130sq.ft.



PSRA Licence Number: 004069



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Waterford  
051852233

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## DESCRIPTION

No. 4 Seaview Park is a well-appointed four-bedroom bungalow located in the picturesque seaside village of Dunmore East. Seaview Park is a small private development of individually designed detached homes in an enviable location, ideally situated within easy walking distance of the beach and lower village as well as a host of local amenities. The property comprises of entrance hall, large open plan living, dining, kitchen area, four double bedrooms, master bedroom with en-suite shower room, and main bathroom. The property is heated by a modern oil fired central heating system, and all windows are PVC double glazed. Externally the home has off-street parking and gardens to the front, while the rear garden combines a ground level concrete patio area with block built garden shed, and an elevated lawned garden with sea views.

## LOCATION

Ideally located in the lower village of Dunmore East, the property is within easy walking distance of the beach and all local amenities. 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 several beaches and coves to explore plus a host of notable local bars and eateries to frequent.

**ASKING PRICE €450,000**

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

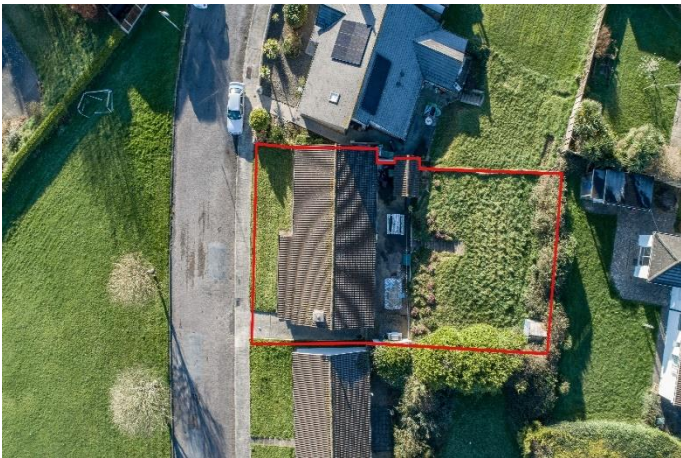


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## ACCOMMODATION

### Entrance Porch

1.21 x 5.86

Carpet flooring . Curtains to window.

### Living Room

5.84 x 4.19

Laminate wood flooring. Glazed wall looking forward toward the green and view of village and sea. Solid fuel stove to chimney.

### Kitchen/Dining

5.69 x 2.92

Laminate wood flooring throughout. Cream shaker style fitted kitchen. Tiled splashback. Ceramic hob fitted oven. Sliding patio door to rear yard and garden.

### Bedroom 1

3.65 x 3.54

Laminate wood flooring. Double bedroom Curtains to window.

### En Suite

Tiled flooring. WC. WHB. Triton electric shower unit with shower enclosure

### Bedroom 2

3.17 x 3.36

Laminate wood flooring. Curtains to windows.

### Bedroom 3

2.77 x 2.78

Laminate wood flooring. Curtains to window.

### Bedroom 4

2.95 x 3.25

Laminate wood flooring. Curtains to window.

### Main Bathroom

1.90 x 2.80

Tiled flooring. WC. WHB. Bath. Walls tiled from floor to ceiling. Chrome heated towel rail

## GARDEN

Gardens in lawn front and rear. Off street parking to side. West facing rear garden with block-built garden shed. Elevated rear garden with sea views. Concrete patio area.

## BER

Rating: D2

BER No.: 117035923

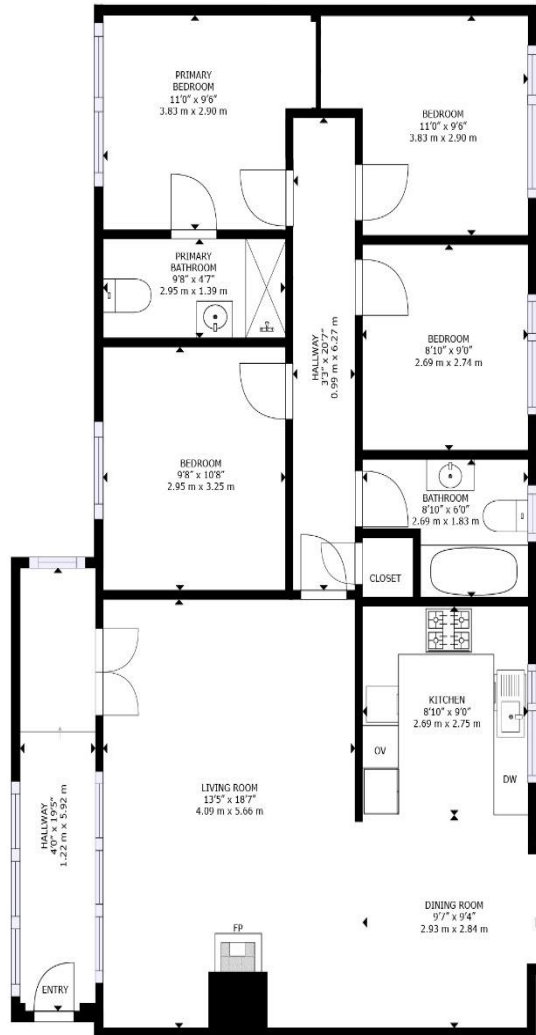
EPI: 298.81kWh/msq/yr

## FEATURES

Sea views to front and elevated rear garden  
Walking distance of Beach and Lower Village.  
West facing elevated rear garden  
Modern PVC double glazing throughout  
Off street parking  
Overlooking green area  
Modern oil fired central heating system  
Dual panel radiators  
Block built garden shed

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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 1,102 sq. ft., 102 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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