



No. 15 Dunmore Holiday Villas, Co. Waterford. X91R2C8.

For Sale

€385,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 102 sq.m. /c. 1097 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 15 Dunmore Holiday Villas is a spacious three-bedroom detached residence of c. 102 Sqm. located in a small mature development of just 18 similar detached homes. Just a short stroll from the lower village in Dunmore East, the property is in an enviable location within walking distance of the beach, shops, and leisure facilities, as well as a host of renowned local eateries. The property comprises a large reception hallway, open plan living and dining room, separate kitchen, two large double bedrooms and main bathroom downstairs, and a large master bedroom with en-suite shower room at first floor level. The inclusion of a fourth bedroom is also possible with minor internal works. The property has a sizable South-West facing rear garden in lawn with garden shed, and front garden in lawn with tarmac driveway and off-street parking. The property is in excellent original condition and has the benefit of PVC double glazed windows.

LOCATION

Just a short stroll from the lower village in Dunmore East, the property is in an enviable location within walking distance of the beach, shops, and leisure facilities. Dunmore East is a picturesque seaside fishing village and tourist destination, located on the Southeast 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 a number of beaches and coves to explore plus a host of notable local bars and eateries to frequent. The Dunmore East Golf Club is just a two minute drive from the property and has the most spectacular views of the ocean. The property is a lovely stroll away from Dunmore East's beautiful park with tennis courts and children's playground.

ASKING PRICE €385,000

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



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ACCOMMODATION

Entrance Hall

Polished porcelain tiled floors. Storage under stairs.

Living/Dining

5.26 x 4.61

Polished porcelain tiled flooring. Feature vaulted ceiling with feature timber truss and wood panelled ceiling. Brick fireplace with Stanley solid fuel stove. Sliding patio door to rear garden.

Kitchen

2.71 x 3.38

Polished porcelain tiled flooring. Shaker style fitted kitchen with ground and eye level units. Tiled splashback. Dishwasher, Electric oven, and hob, washing machine and fridge freezer. Door to side entrance.

Main Bathroom

2.68 x 1.74

WC. WHB. Bath. Tiled flooring, walls tiled around bath. Shower mixer over bath. Glass shower screen.

Bedroom 1

3.56 x 3.66

Polished porcelain tiled floors. Large double/twin bedroom. Curtains to windows.

Bedroom 2

3.23 x 3.82

Tiled flooring. Double bedroom. Curtains to windows

Stairs & Landing

Carpet flooring. Hotpress.

Master Bedroom

4.62 x 4.39

Carpet flooring. Large double bedroom. Large front facing window. Storage to eaves. Alcove for wardrobe.

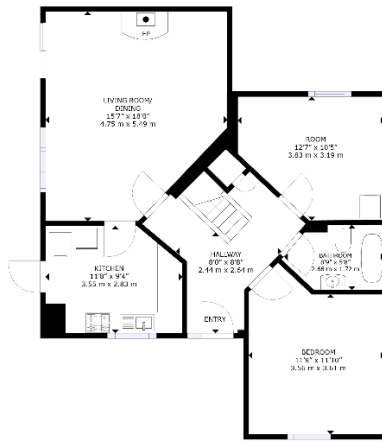
En Suite

WC. WHB. Tiled flooring and around shower. Triton electric shower unit. Glass shower enclosure. Velux roof light window, shelved storage.



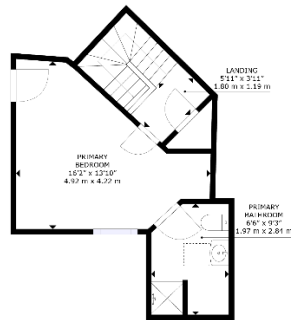
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1ST FLOOR

GRAND TOTAL AREA:
1ST FLOOR: 806 SQ. FT. (74.87 SQ. METERS) 241 SQ. M. 27.00
TOTAL: 1,075 SQ. FT. 97.97



2ND FLOOR

GRAND TOTAL AREA:
2ND FLOOR: 806 SQ. FT. 74.87 SQ. METERS 241 SQ. M. 27.00
TOTAL: 1,075 SQ. FT. 97.97



GARDEN

South West facing rear garden in lawn. Gated side entrance, steel garden shed. Off-street parking to front. Mature grounds and common areas of this mature development to the front.

FEATURES

- Ideally located just a short stroll from the lower village of Dunmore East
- Detached property with three spacious double bedrooms
- Potential to include a fourth bedroom
- South-West facing rear garden in lawn with garden shed
- Mature development just a short stroll from the lower village
- PVC double glazed windows
- Service charge payable € 900/annum

BER

Rating: D2
 BER No.: 116671231
 EPI: 271.83 kWh/msq/yr



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