



## No. 4 Cove Lodge, Dunmore East, Co. Waterford. X91 WA03.

**For Sale**

**€265,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 70 sq.m. /c. 753.47 sq.ft.



PSRA Licence Number: 004069



**DNG**

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## DESCRIPTION

No. 4 Cove Lodge is a charming two bedroom townhouse ideally located within the picturesque seaside village of Dunmore East within easy walking distance of all local amenities including the park, Lawlor's beach, and Dunmore East Harbour. In a private courtyard setting, the property extends to c. 70 Sqm. offering spacious and functional living space. Accommodation comprises of an open plan kitchen / dining and living area, one double bedroom, one large twin bedroom, and shower room. The property has uPVC double glazed windows and doors, and electric heating with solid fuel Stanley stove in the living area. Property suitable for private and or investment purposes with excellent rental income as holiday weekly lettings or longer term letting.

## LOCATION

Situated adjacent to St. Andrew's Church close to the junction between centre of Dunmore East, Cove Lodge is in an enviable location within walking distance of all 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 a number of beaches and coves to swim and explore in. Dunmore East also has a host of notable local bars and eateries to frequent, and is situated just c.16km from Waterford City.

**ASKING PRICE €265,000**

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



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## ACCOMMODATION

### Open Plan Living/Dining/Kitchen

**6.74 x 4.78**

Generous open plan living space with tiled flooring throughout, solid fuel stove, exposed painted wood beams to ceiling and curtains to windows. A galley style kitchen is located in the corner with painted fitted cupboards and fitted appliances.

### Stairs and Landing:

Mahogany traditional style stair case, wooden flooring to landing. Hot press.

### Bedroom 1

**3.46 x 4.19**

Twin room with double and single bed. Wood flooring. Vaulted painted wood panelled ceiling. Curtains to window.

### Bedroom 2

**2.38 x 3.24**

Double bedroom with wooden flooring, vaulted painted wood panelled ceiling, and curtains to window.

### Shower Room

**1.42 x 2.41**

WC. WHB. Quadrant shower with glass shower enclosure. Wooden flooring, tiles around shower. Vaulted painted wood panelled ceiling.

## FEATURES

Beautifully presented traditional townhouse residence in superb condition

Ideally located within easy walking distance of the park, the beach and harbour.

Close to all local amenities

Enclosed courtyard with outdoor seating area

uPVC double glazing

## BER

Rating: E2

BER No.: 100385590

EPI: 362.65 kWh/msq/yr



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