

For Sale

**A7 Glengarrif, Harbour Village, Dunmore East, Co.
Waterford.**



Well appointed three bedroom holiday home located in the picturesque fishing village of Dunmore East in Waterford. The ground floor accommodation comprises of entrance hall, hot press, living room, kitchen and dining room. The first floor accommodation includes three bedrooms and main bathroom. Gas central heating. Located close to local amenities. Boasting stunning sea views. Viewing recommended. Ideal for investors.

Asking Price €220,000

Accommodation

Ground Floor

Entrance Hall

With tiled floor and cloakroom/storage.

Hot press

Living Room

Parquet Flooring and feature granite fireplace.

6.10 x 4.04

Cornice detail to ceiling and sliding patio doors to garden.

(20' 0" x 13' 3")

Kitchen

Tiled floor with maple shaker style kitchen,
electric stainless steel oven and hob.

2.80 x 3.15

(9' 2" x 10' 4")

Dining Room

Tiled floor and coving to ceiling.

2.73 x 2.79

(8' 11" x 9' 2")

First Floor

Bedroom 1

Pitch Pine flooring, exposed ceiling beams.

3.04 x 3.95

Fitted wardrobes and exceptional views of Hook Head and the bay.

(10' 0" x 12' 11")

Full en suite with WC, WHB, Shower and tiled around the shower.

Main Bathroom

WC, WHB, Bath and Triton T90si electric shower over bath. Linoleum floor and tiled around the bath.

Bedroom 2

With pitch pine flooring with fitted wardrobes and
exposed timber beams to ceiling.

2.74 x 3.17

(9' 0" x 10' 5")

Bedroom 3

With pitch pine flooring and exposed timber ceiling beams, and fitted wardrobes.

3.55 x 3.20

(11' 8" x 10' 6")

BER:

Rating:

D2

BER No:

105357511

EPI: 274.96 kwh/m2/yr

Heating	Gas Central Heating.
Features	Very close to village centre and all amenities.
Property Location	Drive through the upper village of Dunmore East and pass the Ocean Hotel, take the first right turn and entrance to the Harbour village is on the right.

Viewing by appointment with selling agents DNG Thomas Reid Auctioneers

Ph: 051-852233



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FOR SALE

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