



23 The Lookout : Dunmore East : Co. Waterford : X91 E6N7.

Detached residence of c. 208 sq.m/ 2239 sq.ft.





DESCRIPTION

Beautifully presented four / five bedroom detached dormer style dwelling with spacious living accommodation and sea views. This stunning property is located in an elevated position overlooking the village of Dunmore East, just a short stroll from the lower village, the beach and local amenities. Extending to c.208 sq. m/ c.2,239 sq.ft. this substantial spacious property comprises of entrance hall, sitting room, living room, kitchen / diner, utility room, downstairs shower room, downstairs bedroom and a study (or bedroom). Upstairs the property has a further three large double bedrooms, including master bedroom suite with walk-in wardrobe, dressing room, and en-suite shower room and a main bathroom. In excellent condition throughout, the property has been meticulously maintained both inside and out. Heating is by a modern zoned gas fired central heating system and all windows are teak double glazed and in excellent condition. The property has an East facing rear garden in lawn with mature plants and raised bedding, with two paved patio areas and two garden sheds. The front garden is also in lawn with cobble-lock driveway for two or more cars and mature hedging to the boundary.

LOCATION

Located within easy walking distance of the lower village of Dunmore East, this property enjoys all the benefits of village life being within easy walking distance of the beach, the park 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 a number of beaches and coves to explore.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

8.02 x 3.83

Tiled flooring. Storage under stairs. Glazed double doors to sitting room.

Sitting Room

6.58 x 3.80

Solid maple flooring. Fireplace with stone detail to chimney breast, solid fuel stove and marble plinth. French doors to side and garden. Curtains and blinds to window.

Living Room

4.18 x 4.75

Maple flooring. Pine fireplace with tiled back and plinth with solid fuel stove. Built in shelving. Recessed spot lights.

Kitchen/Dining Room

6.29 x 4.79

Tiled flooring. Cherry shaker style fitted kitchen with breakfast counter. Under counter fridge and freezer. Fitted electric oven and grill. Ceramic hob and extractor fan in stainless steel. French doors to rear garden. Recessed spot lights.

Utility Room

2.47 x 2.39

Tiled flooring matching kitchen. Fitted work surfaces. Plumbed for washing machine and dryer. Fridge freezer. Site entrance.

Bathroom

2.89 x 1.91

Tiled flooring. WC. WHB. Shower. Pumped electric shower with glass enclosure. Tiled around shower.

Bedroom

3.70 x 3.29

Carpet flooring. Curtains and roller blinds to window. Generous double bedroom. Access to main bathroom as ensuite.

Study

3.61 x 2.48

Carpet flooring. Roller blinds to window.





FIRST FLOOR

Stairs and Landing

Carpet flooring. Open gallery overlooking hallway.

Bedroom 1

3.77 x 5.20

Master Bedroom Suite

Carpet flooring. Dual aspect with sea views. Roller blinds and curtains windows. Recess spot lights.

Dressing/Hall

1.57 x 2.81

Walk in Wardrobe

2.27 x 1.80

Carpet flooring. Fitted shelving and hanging space.

En Suite

2.59 x 2.28

Tiled flooring. WC. WHB. Shower. Glass shower door with pumped electric shower.

Hot Press

Bedroom 2

3.88 x 3.96

Laminate wood flooring. Large double bedroom. Roller blinds and curtains to window.

Bathroom

Tiled flooring. WC. WHB. Bath. Electric shower with glass shower door. Walls tiled from floor to ceiling.

Bedroom 3

3.71 x 5.10

Laminate wood flooring. Large double bedroom. Roller blinds and curtains to window.







GARDEN

Front garden in lawn. Cobblelock driveway for two or more cars. Mature hedging.

East facing rear garden in lawn. Two patio areas. Raised bedding. Mature planning and shrubbery. Garden Shed. Two side entrances.

FEATURES

Substantial four/five bedroom residence

Close to the lower village, the beach and local amenities

Beautifully presented gardens

In pristine condition throughout

Modern zoned gas fired central heating

ASKING PRICE

€595,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

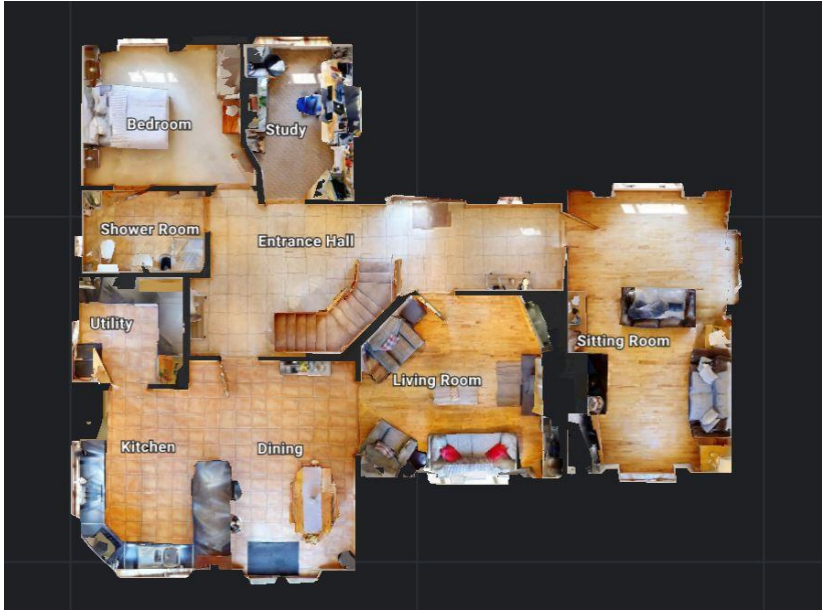
BER DETAILS

BER B2

BER No.113290639

Energy Performance Indicator 123.14kWh/msq/yr







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