

RE/MAX Ireland
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1 Emerald Terrace, Dunmore East

Starting Bid: €420,000.00



For sale by RE/MAX Ireland, Waterford via the iamsold Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A true Gem in the heart of Dunmore East Fishing Village

No 1 Emerald Terrace is set just moments from the shore, this beautifully appointed 3 bed end-of-terrace home offers a perfect blend of coastal charm and contemporary living. Spanning three floors, the property features three bedrooms, two bathrooms, and an open-plan kitchen living dining area designed for relaxed, modern living.

With its enviable central location, this home enjoys immediate access to beaches, sailing, swimming coves, the adventure centre, tennis courts, the park, pubs, cafés, restaurants, coastal and woods walks and all the beautiful village of Dunmore East has to offer.

As you enter the home, the ground floor welcomes you with a bright and spacious open-plan layout, combining the kitchen, dining, and living areas. Large French doors and a side aspect unique to end-terrace properties allow natural light to flood the space. A sleek Evoke

German kitchen provides both functionality and elegance, while a woodburning stove in the living area adds warmth and ambiance. A guest WC and separate utility room complete the ground floor layout.

The first floor comprises two well-proportioned bedrooms, each with ample storage and natural light. The primary bedroom has balcony access to the rear. A stylish family shower room serves this level, featuring contemporary fittings and a soothing coastal palette. The top floor is dedicated to a charming dormer bedroom, which serves as the third bedroom. Tucked into the eaves, this inviting space offers a sense of privacy and character, complete with sea glimpses, making it a perfect guest retreat or home office.

The property holds a C1 energy rating, heating is electric with the additional benefit of the woodburning stove.

This property is ideally suited for permanent living or a holiday retreat.

VR tour - copy and paste link below

<https://tour.giraffe360.com/1752ebfd09824ba899e61d400f1aba09/>

All Features

Stunning home in the Heart of Dunmore East

Completely refurbished in 2018

Stylish Evoke Kitchen

Minutes stroll to the Sailing Club and Adventure Centre

Immediate to beaches, woods and cliff walks

Immediate to the park, tennis club and swimming coves

BER C1 / BER Number 108684275

Floor Area 69.02 m2

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/84931733349d4bf3a3b64f6506374d95/auction-pack>

TO VIEW OR MAKE A BID Contact RE/MAX Ireland, Waterford or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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