

# For Sale

Asking Price: €650,000

**Sherry  
FitzGerald**  
Daly Kenmare



1 Cahir Lodges

Cahir West

Kenmare

Co Kerry

V93 W088

[sherryfitz.ie](http://sherryfitz.ie)





Cahir Lodge is an architecturally designed 5 bed residence, located in a peaceful setting on the Roughty River.

265.50 sq.mts (2,965 sq. ft) (approx.) of accommodation on 2 floors. GF: open plan living/ dining area / sitting area, kitchen,. 3 double bedrooms all ensuite. Guest wc and utility. FF: 2 bedrooms and a showerroom.

The property was built in 2005. The house is beautifully presented and is finished to a high standard.

Set on c.0.57 acres (0.23 hectares) with southerly aspect. Prime location on the banks of the Roughty with views of the river and the countryside beyond.

1 Cahir Lodge is one of 3 houses within an exclusive private gated development on the Roughty River.

A sheltered central patio area which is ideal for entertaining, overlooks the grounds leading down to the river bank.

Located 3.7 km from the heritage town of Kenmare. Within 400 meters of Cahir National School.



VIEWING BY APPOINTMENT ONLY



**Services:** Public water supply. Septic Tank. Oil Central heating. Thermostatically controlled zoned heating. Wired for telephone. Wireless broadband. Automatic electronic gate.

### Accommodation

(refer to floor plan for some measurements)

**Open Plan Living Room / Dining Room** Views toward Roughy River, Patio doors lead to exterior central patio area. Vaulted ceilings, tiled flooring, Angled spot lighting. TV point, telephone point.

**Kitchen** Fitted kitchen with granite and natural wood surface. Ample storage space; "Range Master". Ring gas oven with electric hot plate and double oven. Tiled Flooring.

**WC** 2.80m x 2.00m WC, WHB

**Utility Room & Storage** 3.10m x 1.70m Plumbed for dishwasher and dryer. Storage units. Storage room with "Domusa" Boiler

**Bedroom 1** 5.10m x 3.50m Views towards Roughy River. Patio sliding door leads to exterior patio. Laminate timber flooring. Telephone point. Tv Point.

**En-suite and Dressing Area** 4.10m x 4.80m Ensuite WC. WHB. Large shower area fully tiled. Dressing area contains a large amount of wardrobe space. High quality finish, thermostatically controlled heating. Curtains, light fixtures and blinds.

**Bedroom 2** 4.20m x 3.60m Laminated Wooden Floor. TV point

**En-Suite** 3.00m x 3.00m WC. WHB and large shower area. Fully tiled.

**Bedroom 3** 4.00m x 3.50m laminated wooded floor. TV point.

**En-Suite** 4.00m x 2.40m WC. WHB. Large bath with electric shower. Fully tiled.

### First Floor

**Bedroom 4** 6.22m x 4.31m. Used as storage area. Velux windows. Laminated flooring. Some wardrobe space. Electric sockets and lighting.

**Bedroom 5** 4.20m x 4.20m Used as storage area. Velux windows. Laminated flooring. Some wardrobe space. Electric sockets and lighting.

**Shower room** 2.84m x 1.66m WC, WHB, shower

**Garden:** Set on c.0.57 acres (2.23 hectares) with southerly aspect. Prime location on the banks of the Roughy with views of the river and the countryside beyond. The grounds are over looked by a sheltered central patio area which is ideal

**BER** C2, BER No. 109815902

**Directions:** EIRECODE: V93 W088

Leave Kenmare on the Kilgarvan Road. After 3.7km the entrance to the Cahir Lodges will be on your right-hand side (with an electronic gate).

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**NEGOTIATOR**

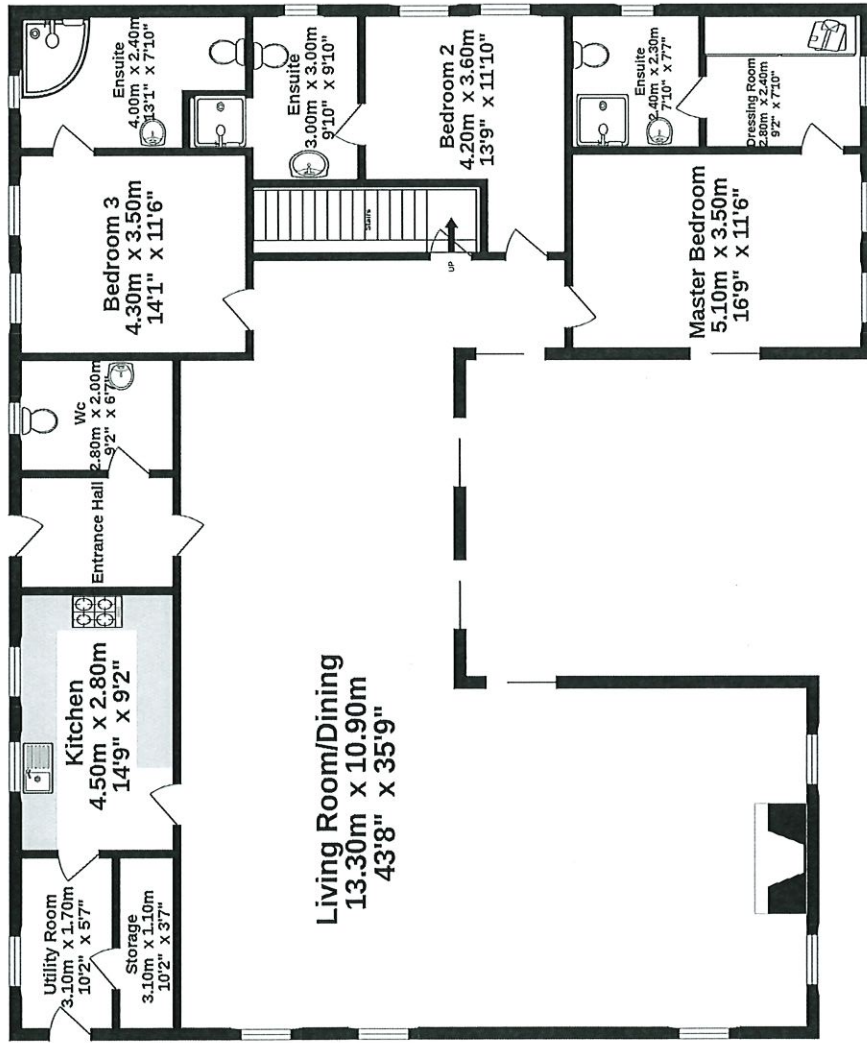
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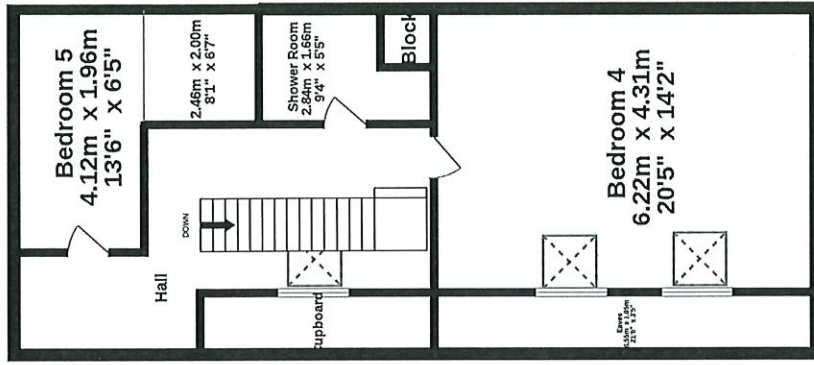
**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
PSRA Registration No. 002809



GROUND FLOOR



1ST FLOOR



1 CAHER LODGE, KENMARE, CO KERRY, IRELAND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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