

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
Daly Kenmare



19 Oakwood Manor,
Kenmare,
Co Kerry,
V93 D294



sherryfitz.ie



No. 19 Oakwood Manor is a beautifully presented 3-bedroom end-of-terrace home, ideally located in a sought-after residential development just 1.5km from the heart of Kenmare and adjacent to the renowned Kenmare Golf Club.

Built in 2006, the property is finished to a high standard throughout, featuring natural tones, limed oak flooring, and a solid oak fitted kitchen.

With a total floor area of approximately 1,280 sq. ft (118.9 sq. m), the home offers a bright and well-proportioned layout.

Accommodation includes: Spacious living room, open-plan kitchen and dining area with access to the decking area and garden, utility room and guest WC. Located on the first floor are three generous double bedrooms, all ensuite.

There is also excellent potential to convert the attic space—measuring approximately 250 sq. ft—into an additional room, ideal for use as a home office (subject to planning permission).

Externally, the property enjoys a large south facing rear/side garden and benefits four private parking spaces to the front.

No. 19 offers a wonderful opportunity for those seeking a family home, a holiday retreat, or a quality investment property in one of Ireland’s most picturesque towns.



Special Features & Services

- Prime location.
- Large garden
- 3 double bedroom - all ensuite
- Electricity
- Public Water
- Gas central heating
- Mains Sewage
- Fiber broadband available in the area.

Management Company

- Absolute Property Management: Annual Management fee €350. Public services in charge of Irish water. Public lighting, public liability, roads and footpaths in charge of Kerry Co. Co.

Accommodation

Ground Floor

Entrance Hall Spacious hallway leading to living room and kitchen.

Living Room Living room with wood burning stove. Limed oak flooring.

Kitchen Dining Room Fitted country style kitchen with wooden work top. Integrated 'Whirlpool' fridge/freezer and oven, dishwasher and 5 ring gas hob. Spacious dining area suitable for six people. Access to garden and patio area.

Utility Room 'Whirlpool' washing machine and dryer.

Guest toilet: Sink and w.c.

First Floor

Landing Linen Hot-press

Master Bedroom Spacious double bedroom.

Master Ensuite WC,WHB. Bath with mains shower. Heated towel rail. Tiled floor and bath surround.

Bedroom Two Twin bedroom overlooking garden.

Ensuite Two WC,WHB. Mains shower, heated towel rail. Tiled floor and shower

Bedroom Three Double bedroom. Dual aspect windows.

Ensuite Two WC,WHB. Mains shower, heated towel rail. Tiled floor and wall.

Garden

Large back and side garden area. The patio area is south facing and has a large wooden decking area.

BER B3, BER No. 112906342

Directions

EIRCODE: V93 D294: Leave Kenmare on Cork/ Kilgarvan road. After 900 turn left here (signposted for the 3rd Tee of the golf course). The entrance to Oakwood Manor is through gates just before entrance to golf course. No 19 is located in the middle courtyard.





NEGOTIATOR

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