

# For Sale

Asking Price: €230,000

**Sherry  
FitzGerald**  
Daly Kenmare



15 Limewoods,  
Kilgarvan,  
Co Kerry,  
V93VP11

**BER** B3

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



A well-presented 3-bedroom end-of-terrace residence located within walking distance of Kilgarvan Village.

Built in 2006. Internal area 110.77 sq.mt / 1,192 sq. ft (approx.). is presented in very good decorative order throughout.

The accommodation comprises an entrance hall, living room with open fireplace, spacious kitchen/dining area, utility room, and guest wc on the ground floor. There are three bedrooms, with one en-suite, and a family bathroom on the first floor.

To the rear, the property benefits from a private extending to approximately 43.11 sq.m., and includes a wooden garden shed (8ft x 4ft).

Limewoods is a well-maintained development of just 24 homes, featuring a large communal green areas and views over the Roughly Valley.

The property is conveniently situated in the Kilgarvan Village, within easy reach of local amenities including the national school, crèche, grocery shops, post office, filling station, pubs, and church.

It is 10.7 km to Kenmare. 31km Killarney. 82 km Cork.



## Special Features & Services

### Features

- 3 bed end of terrace house
- In good condition
- No annual management fee

### Services

- Electricity, public water supply, public sewerage, oil-fired zoned central heating, telephone connection, fibre broadband available in the area.

### No Management Fee.

- Kerry County Council took ownership of road, footpaths, and lighting. Kilgarvan Community Scheme takes care of communal area. No annual management fee.
- Contents included in the sale (list available on request)

## Accommodation

**Note 1** Room measurements are as per floor plan.

**Note 2** Map and photographs indicating boundaries are for illustration purposes only.

### Ground Floor

#### Entrance Hall

Tiled floor. Stairs to first floor, Telephone point.

**Living Room** Open fireplace with timber mantelpiece.

Timber flooring. Tv point. Telephone point.

**Kitchen/Dining Room** Fully fitted kitchen. Tricity Bendix dishwasher, "Electrolux" 4 ring ceramic hob and "Zanussi" oven. "Bosch" fridge freezer. Tiled floor. Tv point. Patio door leading to back garden.

**Utility Room** "Tricity Bendix" dryer. "Normende" washing machine. Fitted units. Tiled floor. Door to garden.

**Guest WC:** W.c ,w.h.b. Tiled floor.

### First Floor

**Master Bedroom** Double bedroom. Large south facing window. Sliding wardrobe. Carpet flooring. Tv point.

#### Master En suite

W.c., w.h.b. Electric "Triton" shower. Tiled floor

**Bedroom 2** Double bedroom. Carpet flooring.

**Bedroom 3** Double bedroom. Carpet flooring.

**Bathroom** Bath with shower. W.c, w.h.b. Partially tiled.

## Garden

To the rear is a garden area with a easterly aspect. Area 43.11 sq.mts (approx.).

Timber garden shed (2.4m x 1.2m) 3 sq m.

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### Directions

Eircode V93VP11

Leave Kenmare on the Killarney/ Cork road, after 10.7km you will come to the outskirts of Kilgarvan village. Before the "Mace" shop and petrol station take the turn to the left. This will bring you into the Limewood development. The house is no. 15 on the right-hand side.



### 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.

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