

For Sale

Asking Price: €625,000

**Sherry
FitzGerald**
Daly Kenmare



Cappanacush East

Templenoe

Kenmare

Co. Kerry

V93 WC9A



sherryfitz.ie



Nestled in an elevated and private setting in the highly sought-after area of Templenoe, just minutes from the vibrant heritage town of Kenmare, this exceptional split-level residence commands breathtaking panoramic views across Kenmare Bay, the Ring of Kerry Golf Course and the majestic Cahal Mountains beyond. On a clear day, the iconic Kenmare Suspension Bridge can be seen stretching gracefully across the bay, a constant reminder of the remarkable location this home enjoys.

Deceptively modest from the roadside, where it presents the charming appearance of a sandstone bungalow, the property unfolds dramatically towards the bay as a beautifully designed two-storey home. Cleverly conceived to embrace its spectacular surroundings, every principal room has been positioned to capture the ever-changing scenery, ensuring that the magnificent views become part of everyday living.

The upper level forms the heart of the home, featuring a bright and spacious kitchen and dining area, a separate living room, a home office, and a guest WC. Large windows and doors invite the outside in, while the generous balcony provides the perfect place to relax, entertain or simply admire the uninterrupted views over the Ring of Kerry Golf Course, Kenmare Bay and the surrounding mountains.



Accommodation

The lower level offers three beautifully proportioned bedrooms, two with en-suite bathrooms, together with a well-appointed family bathroom. This thoughtful arrangement creates a peaceful sleeping accommodation, while the elevated living spaces above maximise both light and the outstanding vistas.

Combining architectural character, exceptional design and one of the finest outlooks in the Kenmare area, this is a rare opportunity to acquire a truly special home in one of County Kerry's most desirable locations.

Accommodation

Note 1 Room measurements as per floor plan.

Note 2 Maps and marked photos are for illustration purposes only.

FIRST FLOOR

Kitchen Dining Area Spacious plan space with lofted ceiling. Two large windows providing views of Kenmare Bay, the islands & Caha Mountains. Fully fitted kitchen with 4 ring gas hob & electric oven and integrated dishwasher. Open fireplace with decorative mantelpiece. Tiled flooring. TV point.

Utility Room Fitted counter top with sink. Plumbed for washing machine & dryer. Tiled flooring.

Office Views of back garden. Tiled flooring. TV & telephone points.

Living Room Spacious room with lofted ceiling with a large window providing views of Kenmare Bay, the islands & Caha Mountains. Open fireplace with decorative wooden mantelpiece. Timber flooring. TV & telephone point.

GROUND FLOOR

Master Bedroom Views of Kenmare Bay, the islands & Caha Mountains. Timber flooring. TV & telephone points.

Master En - suite Fully tiled. WC, WHB, Shower.

Main Bathroom Fully tiled. WC, WHB, Shower. Bath.

Bedroom 2 Views of Kenmare Bay, the islands & Caha Mountains. Timber flooring.

Bedroom 3 Views of Kenmare Bay, the islands & Caha Mountains. Timber flooring. TV & telephone points.

Bedroom 3 En-suite Fully tiled. WC, WHB, Shower.

Exterior:

Outbuilding. Metal clad storage shed. 5.07m x 4.50m = (22.82 sq.mt). Concrete floor. Power points and lighting.





Garden

The property is set a private site on about 0.44 acres (0.18 hectares). The grounds consist of a lawn area with areas of mature shrubs.

Special Features & Services

- 3 bed split level house.
 - Elevate views over Kenmare Bay, the Ring of Kerry Golf Course and the Cahra Mountains.
 - Constructed in 2001.
 - Internal floor area over 2 floors of 160 sq.mt (1,722 sq.ft)
 - Set a private site on about 0.44 acres (0.18 hectares).
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- **Services:**
 - Electricity. Oil central heating. SCC wireless broadband in the area. Water via bored well on site. Sewerage by septic tank.
 - Full Planning Permission (Ref 2460431) in place to decommission existing wastewater treatment system and permission to install a new wastewater treatment system and to decommission the existing bored well and bore a new well. These will need to be installed by the new owner. For further information & costings contact the selling agent.

BER BER C, BER No. 106115819



Directions

EIRECODE V93 WC9A: Leave the Square in Kenmare on the N71 in the direction of Sneem. Continue on this road for 7.5km Turn right at the old Church and continue for 400 meters and you will come to a junction. Turn right and continue for 1.3km. The entrance to property will be on your right





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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