

For Sale

Asking Price: €310,000

**Sherry
FitzGerald**
Daly Kenmare



23 Cill Mhuire,
Kenmare,
Co Kerry,
V93 HD21

BER C1

sherryfitz.ie



3 bed mid-terrace house, located in the quiet development of Cill Mhuire.

The house was built in 2001 and is in good condition having been recently decorated.

Internal area of the house is about 126.00 sq.mt (1,356 sq. ft). Accommodation: GF: Open plan living room, kitchen/dining area, utility room, guest wc. FF 3 bedrooms (1 en-suite), bathroom. 2nd Floor: Attic area has been converted and currently used as storage with a variety of possible future uses.

To the rear of the house is a garden with southerly and westerly aspect and also has the benefit of independent access. Garden has an area of 5.56m x 10.64m (72.67 sq.mt) . The private garden space has 2-meter-high walls between neighbouring properties.

The house is located within 1.2km of Kenmare Town. In close proximity to Super Valu shopping centre - LIDL - ALDI, medical centre / primary care centre and hospital. A family friendly location with a creche within 250 meters and primary / secondary schools also in close proximity. Situated adjacent to Kenmare Golf Course.

The Cill Mhuire development consist of 60 houses. Common areas are mature and well maintained.



Special Features & Services

- Within 1km of Kenmare town.
- House in good condition with rear garden
- Close proximity to shops and schools.
- **Services:** Mains water. Mains sewerage. Oil central heating . Electricity. Telephone and TV points. Broadband available.
- **Management of common areas.** The Cill Mhuire Estate is in charge if Kerry County Council (responsible for roads, footpaths and public liability insurance). The Cill Mhuire Management Company look after the maintenance of the grass, trees and planted areas. Annual management charge of €125.

Accommodation

Note 1 Room sizes as per floor plan.

Ground Floor

Hallway Inviting hallway with stairs to first floor. Tiled floor.

Kitchen / dining area Fitted kitchen with 4 ring electric hob and oven. Small integrated fridge. Central kitchen island. Sliding patio door to rear garden. Tiled flooring. Telephone point.

Livingroom Spacious living room with bay window. Open fireplace and wooden mantelpiece surround. Timber laminate flooring. TV and telephone point.

Utility Room Work top. Washing machine. Tiled flooring.

WC WC. WHB. Tiled flooring.

First Floor

Master Bedroom View of rear garden. Carpet flooring. TV & Telephone point.

Ensuite Master Bedroom WC. WHB. Electric shower. Tiled flooring.

Bedroom 2 View towards courtyard. Fitted wardrobe. Carpet flooring. TV & telephone point.

Bedroom 3 View towards courtyard. Fitted wardrobe. Carpet flooring. TV & telephone point.

Bathroom WC. WHB, Bath with electric shower. Fully tiled.

2nd floor

Storage room: Attic area has been converted and currently used for storage, with a variety of possible future uses. Two westerly facing velux-windows fills the room with natural light. Views of Holy Cross church steeple.

Garden: Garden with southerly and westerly aspect.

Independent access. Garden has an area of 5.56m x 10.64m (72.67 sq.mt) . The private garden space has 2 meter high walls bet

BER C1, BER No. 119202489

Directions: EIRCODE: V93HD21. From the Square in Kenmare, pass the church and the schools. After Supervalu you will come to a Y-junction, keep right. Continue on this road for 150 metres. Cill Mhuire is on your right. On entering the development, No 23 is situated to your right in the second courtyard.





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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