

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
Daly Kenmare



Lauragh Cottage,
Lauragh
Kenmare,
Co Kerry,
V93 P8P0

BER D

sherryfitz.ie



A picturesque 3 bed detached cottage in a secluded and scenic rural area within 750 meters of Kenmare Bay.

House was originally built in the 1930's and has been tastefully refurbished and decorated in 2024.

Single storey house with an internal area of approximately 775 sq. ft / 72 sq. mts. Accommodation consists of: Livingroom, kitchen/dining area, 3 bedrooms and a bathroom. Raised timber sundeck to the rear of the house.

The grounds of 1.16 acres (0.47 hectares) are private and sheltered. with the space immediately surrounding the house lawned and maintained. The remaining lands are used as a paddock field with mature trees.

The house is situated in an area popular with walkers and cyclists, and in an area of immense scenic beauty.

The bespoke contents of the house are also included in the sale. The contents are new and of a high quality and specially chosen for each room. List of contents available upon request.

Situated within 300m to the popular An Shibin restaurant 400m of Lauragh National School, 650m of Lauragh Church. 2.6km to scenic Josie's Restaurant. 4.0 km of Kilmackilloge pier with the renowned Helen's bar. 1.2km to enchanting Derreen gardens and Coffee Shop. 23.6km of Kenmare Town and 11km to Ardgroom village.



Special Features & Services

Services: Public water. Septic Tank. Solid fuel stove in living room is used to heat the house and if needed portable electric heaters. Electricity. Fibre broadband in the area.

Accommodation

Porch Welcoming porch area with decorative tiled floor.

Livingroom View of front garden. Solid fuel stove which can heat the house once lit. Fitted storage presses with side of the chimney. Carpet flooring.

Kitchen Dining Area Irish farmhouse style kitchen with "Belfast style" kitchen sink" and suite of electrical appliances. French doors to rear sun deck. Spotlighting. Decorative tiled floor.

Bedroom 1 View towards paddock field. Carpet flooring.

Bedroom 2 View towards paddock field. Carpet flooring.

Bedroom 3 View of garden. Carpet flooring. Currently being used as study.

Bathroom WC. WHB. Walk-in shower. Decorative tiled floor.

Exterior

Shed 2.00m x 3.00m (6 sq.mt). Metal clad garden shed.

Sun Deck Raised timber sundeck to the rear of the house from which you can sit out and enjoy the sunshine and woodland views.

Note1 Room measurements are as per floor plan.

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

Garden

The grounds of 1.16 acres (0.47 hectares) are private and sheltered. with the space immediately surrounding the house lawned and maintained. The remaining lands are used as a paddock field with mature trees.

BER D, BER No. 115509531

Directions

EIRCODE V93 P8P0: Leaving Kenmare on the Glengarriff road, after crossing the suspension bridge take the first right turn (sign-posted Castletownbere). Drive 24 km. Take the turn, sign-posted Healy Pass. After crossing the bridge, you will see the 'An Sibin' restaurant on your left. Continue to the right of the old pub and continue for 300 meters. The house is on your right.





NEGOTIATOR

John Daly
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare, Co
Kerry
T: 064 6641213
E: info@seandaly.com

sherryfitz.ie
Seandaly.com

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