

For Sale

Asking Price: €415,000

**Sherry
FitzGerald**
Daly Kenmare



Killaha East,
Kenmare,
Co Kerry,
V93 K2D7

BER C2

sherryfitz.ie



3-bed detached house with views towards Killaha Mountain and MacGillycuddy Reeks.

This single storey house was constructed in 1986. An internal area of about 105.5 sq.mt (1,136 sq. ft) with an additional sunroom 17.62 sq.mt (190 sq. ft)

Accommodation: Entrance, kitchen / dining area, living room, 4 bedrooms, bathroom, wc, utility room, sunroom.

The property is set on private grounds of 0.77 acres (0.31 hectares). The mature garden contains a lawn area with woodland pathway winding its way through the wide variety of heathers, shrubs, plants and trees.

The grounds also contain a stream with a gazebo and seating areas from which you can enjoy views of this well-maintained garden.

Patios to the front and rear of the house are ideal places to sit out and enjoy the sunshine.

Located in a rural area, approximately 3.1 km west of Kenmare Town. The property is within 2km of Dawros Church.



Special Features & Services

- 3.1 km to Kenmare Town
- 0.77 acres of landscaped grounds.
- Views of Killaha Mountain and Macgillycuddy Reeks.
- Services: Public water supply. Septic tank. Oil fired central heating (boiler recently replaced). Wired for telephone. Electricity. Fibre broadband connected (EIR)

Accommodation

Note 1 Room dimensions as per floor plan.

Note 2 Maps and photos with boundaries outlined are for illustration purposes only.

Entrance Hall Spacious Hallway. Carpet flooring.

Living Room Large window with garden views. Open fireplace with ornate mantelpiece and granite hearth. Two display cabinets either side of the fireplace. Carpet flooring. Telephone point & TV point.

Kitchen Dining Room Fully fitted wood kitchen. 4 ring electric hob & double oven. Integrated dishwasher, fridge and freezer. Large fitted display dresser. Open fireplace, carpet flooring. Spot lighting. Patio door leading to sunroom.

Sunroom South facing sunroom, taking in the day's sunshine. Views of Killaha mountains & countryside. Flagstone floor. French doors to rear patio.

Master Bedroom Views of front garden & the Macgillycuddy Reeks. Large fitted wardrobe with shelving. Carpet flooring.

Master En-suite W.C. W.H.B. Wall mirror. Tiled floor.

Bedroom 2 View of front garden & the Macgillycuddy Reeks. Fitted wardrobe & fitted dressing table, Carpet flooring.

Bedroom 3 Views of the Killaha mountain & surrounding countryside. Carpet flooring.

Bedroom 4 / Study/ Office Views of the Killaha mountain & surrounding countryside. Carpet flooring.

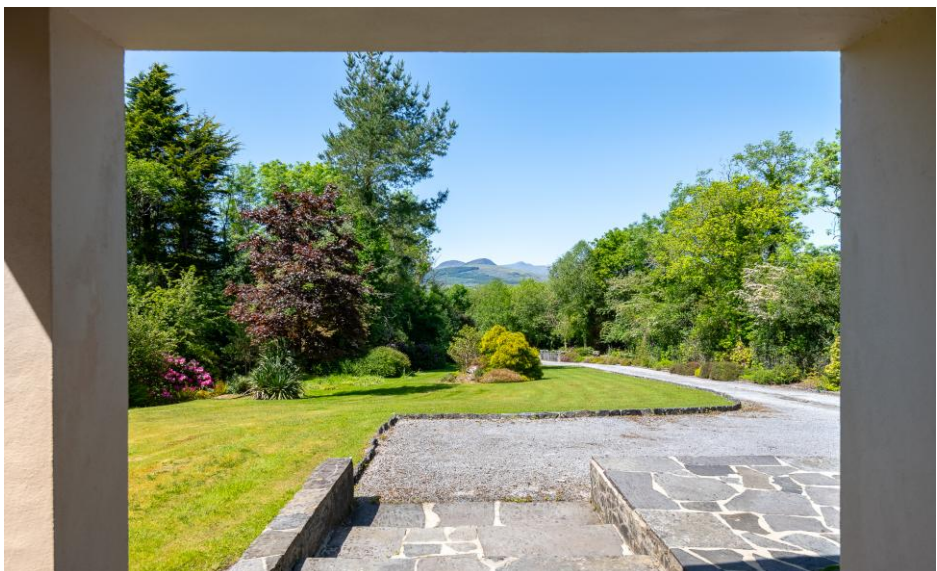
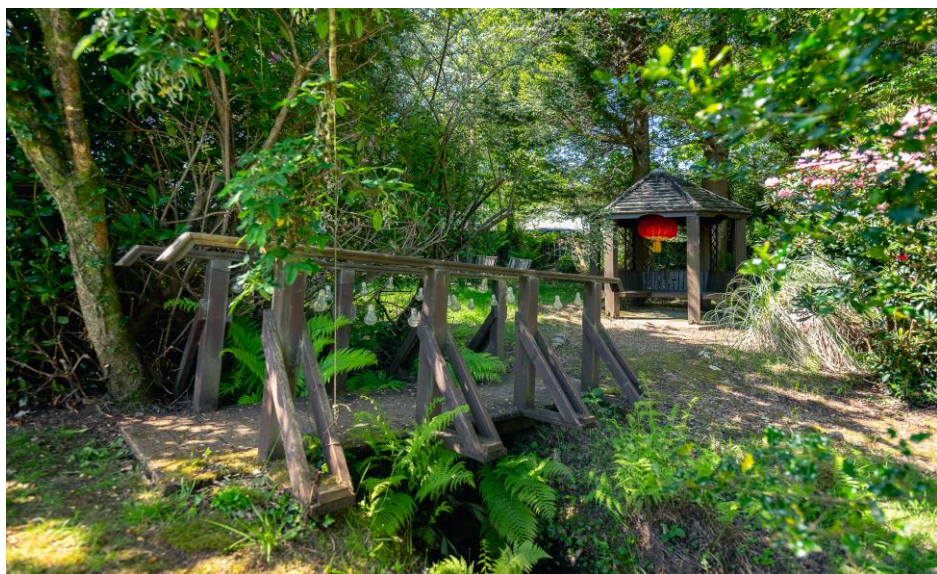
Bathroom Fully tiled bathroom. Walkin electric shower. W.C., W.H.B., Large wall mirror.

Utility Room Side door leading to outside. Timber shelving Washing machine and dryer. Oil boiler.

Shed 4.46m x 2.90m (13.45 sq.mt) Concrete walls. Corrugated roof. Concrete Floor. Electricity points. Lighting.

Garden: Set on private grounds of 0.77 acres (0.31 hectares). Mature garden contains a lawn area with woodland pathway, wide variety of heathers, shrubs, plants, trees, a stream with seating areas and a gazebo. Two patio areas

BER: BER C2, BER No. 119240315





Directions : EIRCODE: V93 K2D7. Leave Kenmare on the Castletownbere Road, after 2.1km turn left at the junction signposted Killaha. Continue for 1km. The entrance to the house will be on your left.



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.

PSRA Registration No. 002809