

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
Daly Kenmare



51 Sunny Hill,
Kenmare,
Co Kerry,
V93YX46

BER C3

sherryfitz.ie



3-bedroom semi-detached holiday home situated within a development of 56 houses.

Built in 2002, the property extends to approximately 1,343 sq. ft. (124.8 sq. m.).

The accommodation comprises:

Ground floor: Living room, kitchen/dining room, utility room and guest W.C.

First floor: Three bedrooms, including one en-suite, and family bathroom.

The property benefits from a rear garden and patio area with a desirable south-westerly aspect.

Contents are included in the sale. (List available on request).

Ideally located approximately 1 km (10 minutes' walk) from Kenmare Town, the property is also within close proximity to Kenmare Shopping Centre, primary and secondary schools, crèche, medical/primary care center and the hospital.

Planning permission has been granted for use as a holiday home.



Special Features & Services

Within 1km of Kenmare town.
South facing garden.
Contents included in the sale
Close to shops and schools.

Services: Electricity. Mains water. Mains sewerage. Electric storage heaters. Broadband is available in the area.

Planning permission for this house is as a holiday home.
Option available to change planning to full-time dwelling.

Management Company:

Sunny Hill Homeowners Association is responsible for the common areas of Sunnyside.
Annual management charge of €250 per annum

Accommodation

Note 1 Room measurements are as per the floor plan and are for guidance purposes only.

Ground Floor

Entrance Hall Spacious entrance hall with tiled flooring and telephone point.

Living Room Open fireplace with electric stove and wooden mantelpiece. Bay window. Timber flooring. French doors leading to the kitchen. TV and telephone points.

Kitchen/Dining Room Fitted kitchen with "Normende" dishwasher, "Normende oven" and ceramic hob, "Hoover" fridge freezer, and "Whirlpool" microwave. Tiled flooring. Patio door leading to the rear garden.

Utility Room Fitted worktop with storage units and sink. "Whirlpool" washing machine. Tiled flooring. Door leading to the rear garden.

Guest Toilet W.C. and W.H.B. Tiled flooring.

First Floor

Master Bedroom Double bedroom with bay window. TV point. Carpet flooring.

Ensuite W.C., W.H.B. and mains shower. Tiled flooring.

Bedroom 2 Twin bedroom with views of the rear garden. Carpet flooring.

Bedroom 3 Twin bedroom with views of the rear garden. Carpet flooring.

Hot Press Shelved

Main Bathroom W.C., W.H.B., Bath with mains shower. Fully tiled.

Garden

Rear garden with patio area. South westerly aspect. The garden captures the sun from midday to late evening.

BER BER C3, BER No. 102951217





Directions

EIRCODE V93 YX46: From the Square in Kenmare, pass the Holy Cross Church and the schools. After Kenmare Shopping Centre, take the road to the left. Continue along this road for approximately 300 metres, and Sunny Hill development is located on the right. House No. 51 is on the right as you enter the development.



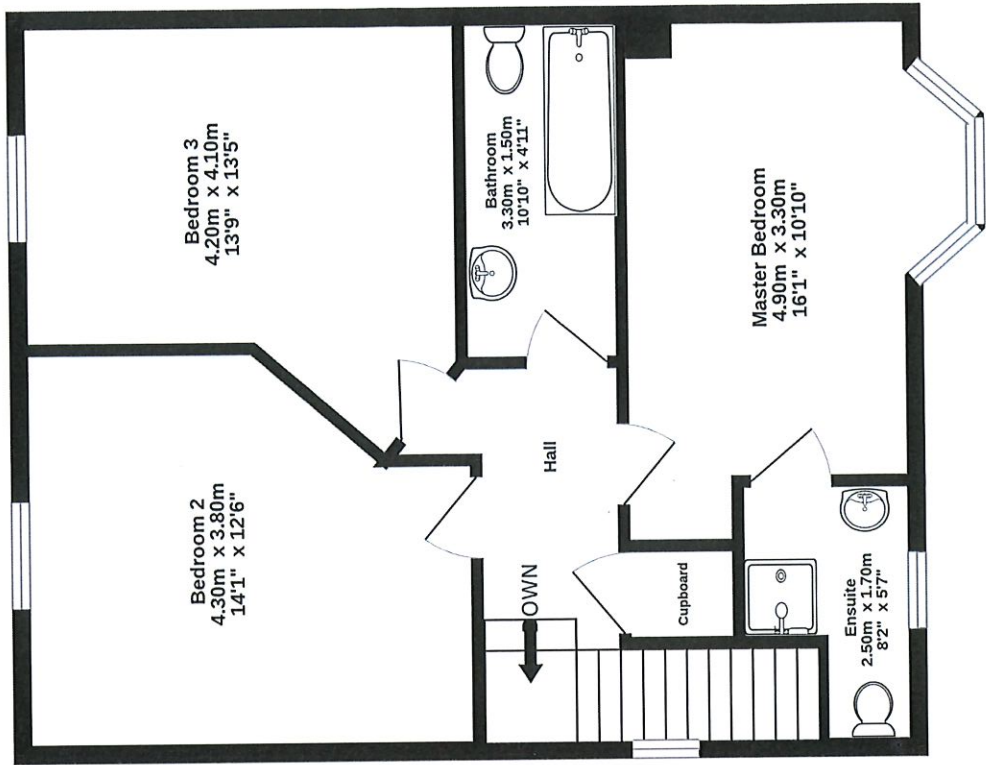
NEGOTIATOR

Suzanne Teahan
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare,
Co Kerry
T: 064 6641213
E: admin@seandaly.com

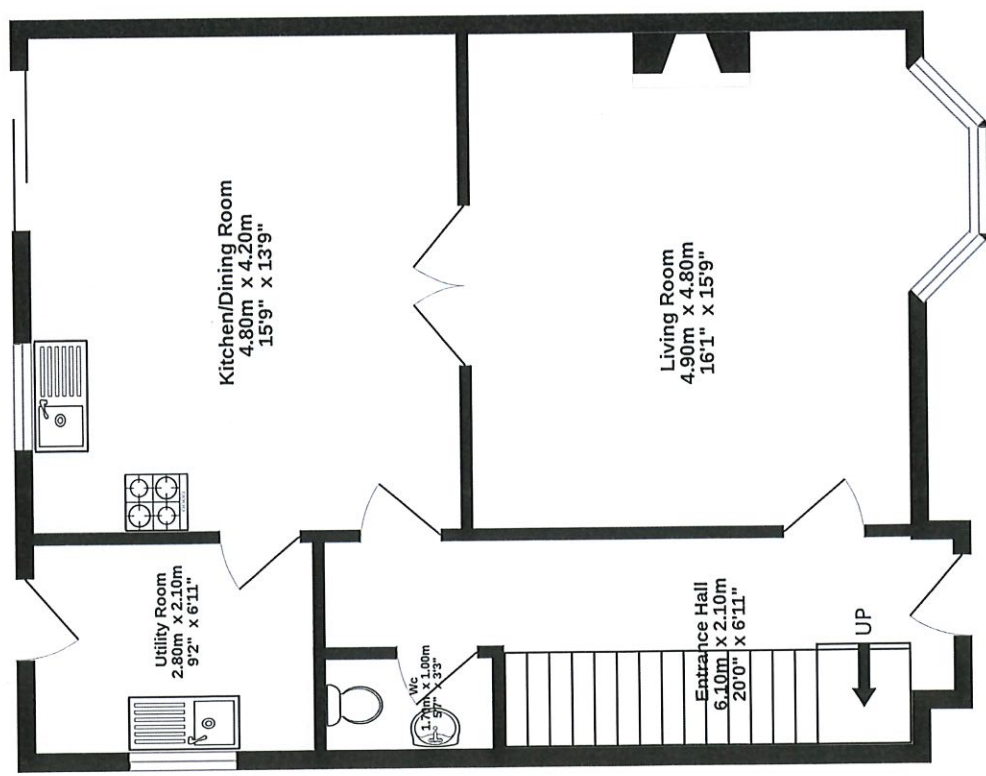
sherryfitz.ie
Seandaly.com

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

1ST FLOOR



GROUND FLOOR



51 SUNNY HILL, KENMARE, CO. KERRY, IRELAND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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List of Contents
51 Sunny Hill, Kenmare, Co Kerry
06/10/2026

Ground Floor:

Entrance/ Hallway

2x Pictures

Kitchen/ Dining room

Kitchen ware

“Nordmende” Dishwasher

“Whirlpool” Fridge Freezer

Pine Kitchen Table

6 x Chairs

6 x Pictures

Clock

Pine Dresser

Microwave

Living Area

2x 2-Seater Couch

1 x 3-Seater Couch

Armchair

Pine Side Table with 2x Drawers

Pine Coffee Table

Table lamp

5 x Pictures

Utility Room

Washing Machine (Whirlpool)

First Floor:

Master Bedroom

Double Bed

2x Bedside Table

Wardrobe

Dressing Table

Mirror

3x pictures

Bedroom 2

2x Pine single beds

2x wooden bedside table

2x bedside lamps

Pine Dressing Table

3x Pictures

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Bedroom 3

2x Single Beds
Wardrobe
4x Pictures
1x Bedside Locker
1x Bedside Lamp

General:

Light fittings, fixtures
Carpets
Curtains

Note: No guarantees or warranty can be provided as to the condition and working order of the electrical items or other contents in the property.