

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
Daly Kenmare



Rath, Bonane,
Kenmare,
Co. Kerry,
V93 K0V3

BER B

[Sherryfitz.ie](https://www.sherryfitz.ie)



Beautifully Presented 3-Bedroom Bungalow with Panoramic Mountain Views

Set in an elevated position overlooking the stunning Baurearagh Valley and the mountain range beyond, this beautifully presented three-bedroom bungalow enjoys breathtaking panoramic views in a peaceful countryside setting.

Extensively redecorated in 2025 the property is presented in excellent condition throughout, bright, spacious accommodation extending to approximately 147 sq.m (1,582 sq.ft.), all conveniently laid out on one level.

The welcoming entrance hall leads to a spacious kitchen complete with a pantry and utility room. Off the kitchen is a generous dining room with patio doors opening onto the garden, creating an ideal space for entertaining. The impressive, light-filled living room features a double-height ceiling, a large wood-burning stove, and direct access to the patio and garden. A separate study, located off the dining room, also enjoys access to a private patio area, making it an ideal home office. The bedroom accommodation comprises three bedrooms and two modern shower rooms.

Occupying approximately 0.74 acres, the mature gardens are sheltered by established trees and hedging, providing excellent privacy. The grounds include a number of attractive cobblelock patio areas surrounding the living spaces, together with a large garden shed 16 sqm.

Built in 1997, the property has benefited from a number of recent upgrades. In 2025, a new gas combi heating system was installed, new kitchen appliances were fitted, and new wooden flooring was laid throughout.

Conveniently located just 15.6 km from the heritage town of Kenmare and 6 km from Tulloha National School, this property offers the perfect balance of rural tranquillity and accessibility.



Special Features & Services

- Panoramic view of valley & mountains
- 1582 sq. ft bungalow
- Tranquil location
- Electricity connected.
- Heating: Gas combi heating system & Radiator - installed 2025.
- Water bored well with filtration system. Serviced 2025
- Septic tank and percolation area: The septic tank functions but it does require attention to make it compliant as there are trees and shrubbery growing in the area that is affecting the functionality of the percolation area.
- Broadband: satellite and fibre both available.

Accommodation

Entrance Hall Fitted storage unit.

Kitchen Bespoke kitchen with large centre island with sink. "Hotpoint" electric oven. 5 ring electric hob. Solid fuel "Rayburn" stove, "Haier" fridge-freezer. Wood floor. Patio door to terrace.

Living Room Bright & spacious living room with double height ceiling. Large wood burning stove. Wood floor. Patio doors to terrace.

Dining Room Dining area set off the living room with wood floor. Patio doors to garden terrace.

Study Double height ceiling with patio door to terrace.

Pantry Ample storage. "Nordmende" dishwasher. "Power point" fridge freezer. Appliances included.

Utility Room "Whirlpool" washing machine. "Candy" dryer. Tiled floored. Appliances installed 2025.

Bedroom 1 Double bedroom.

Bedroom 2 Double bedroom.

Bedroom 3 Single bedroom.

Shower room 1 W.c., w.h.b., mains shower & electric shower. Fully tiled.

Shower room 2 W.c., w.h.b., mains shower. Fully tiled. Located off the utility area.

External

Utility & boiler room Accessed externally. storage units with sink. Boiler room is separated.

Garden Shed 16 sqm approx.





Garden

Set on .74 acres of sheltered garden, with garden shed. The cobble lock patio which surrounds the living areas is easily accessible.

BER B, BER No. 116831264

Directions

Post Code: V93 K0V3; Leave Kenmare on the N71 towards Glengariff, after 13km take a right on to the R548 (sign post Gortabinny) Continue on this road for 2.6km and the house is 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.

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