

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
Daly Kenmare



Clogherane,
Lauragh Upper,
Kenmare,
Co Kerry,
V93 Y681

BER C2

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



Detached house on 0.74 acres in the secluded, private & picturesque rural area of the Glanmore Valley and within 600 meters of Glanmore Lake.

The situation of the house is peaceful and secluded with no neighboring properties. The property possesses a south-westerly aspect with captivating views of the scenic countryside and mountains that rise up around the Glanmore & Shroneberrane valleys.

This single-storey house has 3 bedrooms which are all ensembles. Internal area of about 1,700 sq. ft / 158 sq. mts.

Accommodation consists of: Livingroom, kitchen/dining area, 3 bedrooms (all ensuite), wc, utility.

Built in 2006, the house is in excellent decorative condition. Ideal as a family home or lifestyle property.

The property has a site area of 0.74 acres (0.30 hectares). The grounds are made of a well-maintained lawn area.

The house is situated in a glorious setting, surrounded by nature's grandeur. This an area of immense scenic beauty and is popular with walkers, cyclists and water sports enthusiasts.



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Accommodation

Note 1 Maps and marked photos for illustration purposes only.

Porch 2.37m x 1.68m (7'9" x 5'6"): Tiled flooring.

Livingroom 6.37m x 4.37m (20'11" x 14'4"): Views of countryside and surrounding mountains. Solid fuel stove. Wide plank oak laminate flooring. TV & telephone point.

Kitchen 4.56m x 3.54m (15' x 11'7"): Fitted kitchen with a suite of electrical appliances. (Double oven, 4 ring electrical hob, integrated dishwasher (new)). Tiled flooring.

Dining area 4.56m x 3.78m (15' x 12'5"): Views of countryside and surrounding mountains. Patio door. Tiled flooring. TV & telephone point.

Master Bedroom 4.76m x 4.17m (15'7" x 13'8"): Views of countryside and surrounding mountains. Wide plank oak laminate flooring. TV & telephone point.

Ensuite 2.78m x 1.64m (9'1" x 5'5"): Fully tiled. WC. WHB. Bath with shower fixture.

Bedroom 2 3.98m x 3.76m (13'1" x 12'4"): Wide plank oak laminate flooring.

Ensuite 1.78m x 1.76m (5'10" x 5'9"): Fully tiled. WC. WHB. Shower.

Bedroom 3 3.77m x 3.14m (12'4" x 10'4"): Wide plank oak laminate flooring.

Ensuite 1.83m x 1.76m (6' x 5'9"): Fully tiled. WC. WHB. Shower.

Utility Room 4.57m x 1.98m (15' x 6'6"): Tiled flooring. Washing machine and dryer. Door to rear yard.

WC 1.98m x 1.98m (6'6" x 6'6"): WC. WHB. Tiled flooring.

Exterior

Outbuilding 3m x 5m (9'10" x 16'5"): Large garden shed. Metal cladding and concrete floor.





Description continued

The property is ready to move into due to the comprehensive list of contents included in the sale. (List of contents available on request)

Property lies within: 600m to Glanmore Lake, 1.7km from Josie's Restaurant, 3km Lauragh National School. 3.8km Lauragh Church, 3.8km The Shibin Restaurant, 4.0 km to Derreen Garden and Cafe, 7.0 km Kilmackilloge pier with Helen's bar & restaurant. 27km Kenmare Town. 12km Ardgroon Village.

If you've dreamed of owning a home with complete privacy with no neighbouring properties, this home makes it the perfect sanctuary for those seeking peace, seclusion and an unrivalled connection to nature.

Garden

The property has a site area of 0.74 acres (0.30 hectares). The grounds are made up of a well-maintained lawn area.

Special Features & Services

- 3 bed (all ensuite) detached house in scenic rural area.
- Captivating views of surrounding mountains and countryside.
- Property in excellent condition.
- Secluded, peaceful, private & picturesque location.
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- Services: Public water. Sewerage by septic tank. Oil Central heating. Wired for telephone. Electricity. SCC wireless and fibre broadband in the area.

BER BER C2, BER No. 118541986



Directions

EIRCODE: V93 Y681. Leaving Kenmare on the Glengarriff road, after crossing the suspension bridge take the first right turn (sign-posted Castletownbere). Drive 24.6km. You will come to the junction. Turn left and continue for 2.4km, the entrance to the house will be on your left.





NEGOTIATOR

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