

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
Daly Kenmare



Cloonee
Tuosist
Kenmare
Co. Kerry
V93 E2N5

BER D1

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



Charming Two-Bedroom Cottage with Views of the Cloonee Lakes and Mountains.

Nestled on approximately 0.35 acres of mature, landscaped gardens, this delightful two-bedroom cottage enjoys beautiful views towards the Cloonee Lakes and the surrounding mountain range. The gardens feature a variety of mature shrubs and trees, creating a peaceful and private setting.

Built in the early 1980s, the property has been tastefully renovated and beautifully decorated throughout, offering a comfortable home ready for immediate occupation.

Extending to approximately 758 sq. ft. (70.5 sq. m.), the well-designed accommodation comprises a spacious open-plan living and dining room, which flows into a bright, tiled garden room overlooking the gardens. The galley-style kitchen provides ample storage. The sleeping accommodation consists of two generous double bedrooms, including a principal bedroom with an en-suite with shower and guest toilet finished in "Steam punk" style.

The outdoor bar and BBQ hut provide the perfect setting for entertaining family and friends, offering a wonderful space to relax and enjoy outdoor dining throughout the year.

The detached garage, extending to approximately 157 sq. ft. (14.6 sq. m.), is fitted with plumbing for a washing machine and dryer, making it an ideal utility and storage

Situated just 16 km from the heritage town of Kenmare, the property is ideally positioned to enjoy all that the Beara Peninsula has to offer. Kilmacalogue Pier and the renowned Helen's Bar are approximately 6 km away, while Coornagillagh Pier is just 3 km from the property. Surrounded by spectacular scenery, coastal walks, mountain trails and excellent fishing and boating opportunities, this is an ideal home or holiday retreat for those seeking an outdoor lifestyle in one of Ireland's most scenic locations.



Special Features & Services

- Beautifully maintained property, presented in excellent condition throughout.
- Peaceful and tranquil setting.
- Stunning views overlooking the Cloonee Lakes and surrounding mountain range.
- Mature gardens extending to approximately 0.35 acres.
- Outdoor bar and BBQ hut, ideal for entertaining.
- Water: Mains water supply via a group water scheme.
- Sewage: Septic tank. Planning retention has been granted for the installation of a new wastewater treatment system and percolation area by the new owner. For further information and estimated costs, please contact the selling agent.
- Heating: Solid fuel stove with back boiler providing hot water, electric radiators in both bedrooms, and an immersion heater.
- Fibre broadband connections are available.

Accommodation

Entrance Hall Paneled walls and ample storage. Tiled flooring,

Living/Dining Room Bright and spacious living & dining room filled with natural light, featuring solid oak flooring and a wood-burning stove, creating a warm and inviting atmosphere.

Garden Room Cosy garden room enjoying beautiful views over the Cloonee Lakes and the surrounding gardens. Bathed in natural light, it is the perfect spot to relax and enjoy the morning sun.

Kitchen Galley-style kitchen fitted with a fully equipped beech kitchen, offering ample storage and workspace. Features include a Whirlpool electric oven and hob, space for a fridge, and tiled flooring throughout, combining practicality with a bright and functional layout.

Master Bedroom Double bedroom with oak flooring

Master Bedroom en-suite W.C., W.H.B. Large electric shower. Ensuite fully tiled.

Bedroom 2 Double bedroom with oak flooring.

Guest W.C. Steampunk-themed guest WC featuring stylish panelled walls, tiled flooring, and unique industrial-inspired design elements, creating a striking and characterful space.

External

Garage The detached garage, extending to approximately 157 sq. ft. (14.6 sq. m.), is fitted with plumbing for a washing machine and dryer, making it an ideal utility and storage space. Located to the side is a covered area ideal for fule storage.

Bar & BBQ Hut The outdoor bar and BBQ hut provide the perfect setting for entertaining family and friends, offering a wonderful space to relax and enjoy outdoor dining throughout the year.

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Garden

Nestled on approximately 0.35 acres of mature garden with a variety of Trees and Shrubs - Arbutus "Killarney Strawberry tree", Cedar Atlas, Crab apple trees, Oak, Ash and Christmas holly.

Directions

Post Code: V93 E2N5 Leave Kenmare on the N71 in the direction of Castletownbere for 13.4 km. Take a right onto the R571 continue on this lane for 0.5km 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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