

# For Sale

Asking Price: €330,000

**Sherry  
FitzGerald**  
Daly Kenmare



23 Oakwood Manor,  
Kenmare,  
Co. Kerry,  
V93 PK37

[sherryfitz.ie](http://sherryfitz.ie)

BER B3



23 Oakwood Manor is 3-bedroom mid-terrace residential home.

Situated in a prime development of the Oakwood Manor.

The development is well maintained and is attractively landscaped.

Built in 2006 with an internal floor area of approximately 96 sq m (1,033 sq ft).

Accommodation: GF: open plan living /kitchen /dining area with double doors access to the garden and patio. Guest W.C.

FF: 3 bedrooms (1 ensuite) and bathroom. Large attic area currently used for storage. To the front of the house is parking for 2 cars.

Rear of the house, there is a lovely south facing garden.

The property is within 200 meters of the back nine holes of Kenmare Golf Course and 1.2km to Kenmare town.

Property is being sold with unfurnished.



### Special Features & Services

- Within walking distance of Kenmare Town.
- Convenient to Kenmare Golf Course.
- Oakwood Manor is an attractive well-maintained development.
- South facing garden.

**Services:** Electricity, public water, gas central heating, public sewerage, fibre broadband available in the area.

- Management Company: Absolute Property Management: Annual management fee €350. Public services in charge of Irish water. Public lighting, public liability, roads and footpaths in charge of Kerry Co. Co.

### Accommodation

#### Room dimensions as per floor plan

#### Ground Floor

**Entrance Hall:** Stairs to first floor.

Neutral cream tiles throughout the ground floor.

**Living Room:** Open plan room that is filled with natural sunlight. Open fireplace. Tiled flooring. T.V. and telephone points.

**Kitchen/Dining Room:** Fitted kitchen units with some built in appliances. "Normende" fridge/freezer, "Zanussi" hob and oven, "Whirlpool" dishwasher, "Whirlpool" washing machine. Views of the rear garden & patio. French doors leading to the patio.

**Guest WC:** W.C., W.H.B., Tiled flooring.

#### First Floor

##### Master Bedroom:

Double bedroom. Large, fitted wardrobe. Carpet flooring.

**Master En-Suite:** W.C., W.H.B., shower. Tiled floor.

##### Bedroom 2:

Double bedroom with views of rear garden. Fitted wardrobe. Carpet flooring.

##### Bedroom 3:

Double bedroom with views of rear garden. Carpet flooring.

##### Bathroom:

Bath with shower fixtures. W.C. W.H.B. Tiled floor.

### Garden

Paved garden and patio area to the rear.

Timber garden shed (2m x 3m).

Entrance to the rear via a walking path.

**BER** BER B3, BER No. 104364344

### Directions

EIRCODE: V93 PK37. Leave Kenmare on Cork/Kilgarvan Road R569 road. After 900 metres you will pass a pedestrian crossing. Turn left (signposted for the 3rd Tee of the golf course). The entrance to Oakwood Manor is on your left (just before entrance to golf course). Drive through first part of the estate. Turn right into the 2nd courtyard. No 23 will be on your right.





---

**NEGOTIATOR**

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

[sherryfitz.ie](http://sherryfitz.ie)  
[Seandaly.com](http://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