

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
Daly Kenmare



15 Párc Roughty,
Glanerought,
Kenmare,
County Kerry,
V93D250

BER B

sherryfitz.ie



3 bed end-of-terrace house, situated in the Glanerought development.

The house was built in 2006. The house is well presented.

Timber frame construction. Total internal area of the house is about 122.6 sq.mt (1,319 sq. ft).

Accommodation: GF: Living room, kitchen/ dining area, guest WC. FF: 3 bedrooms (1 en-suite), bathroom.

The house is located within 1.3 km of Kenmare Town with its many services and amenities. 900 meters to Kenmare Shopping Centre and in close proximity to LIDL - ALDI, primary / secondary schools, crèche, medical centre / primary care centre and hospital.

The planning permission is for a holiday home.

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



Special Features & Services

- Fully furnished
- Oak flooring in living room
- Gas fireplace
- 2 parking spaces
- Holiday home planning
- BER rating B

Services

- Mains water. Mains sewerage. Gas central heating. Electricity. Wired for telephone. Fibre broadband available in the area.
- The Dromneavane Housing Development Company Limited management company annual service charge is currently €150. This covers maintenance of communal areas, public liability insurance of common areas, public lighting.



Accommodation

(Dimensions as per Floor Plan)

Ground Floor

Living Room Living room with gas fireplace and double glass doors into dining area. Oak flooring.

Kitchen Open plan kitchen/dining room. Fitted oak kitchen. "Whirlpool" cooker/oven with "Schott Ceran" hob. "Nordmende" fridge/freezer. "Flavel" dishwasher.

Dining Area Table and 6 chairs. Tiled flooring. Patio door to rear garden.

Toilet/utility W.c, w.h.b, "Flavel" washing machine. "Nordmende" dryer. Fitted oak units.

First Floor

Master Bedroom Double bedroom. Carpet throughout.

En-suite W.c, W.h.b. power shower. Tiled floor & walls. Fitted oak unit. Towel radiator.

Bedroom 2 Twin bedroom. Carpet.

Bedroom 3 Double bedroom. Carpet

Bathroom W.c, W.h.b., Jacuzzi bath. Separate power shower. Towel radiator.

Hot Press Shelved area

Garden: Garden and patio area to the rear of the house.

BER BER B, BER No. 103326708





Directions

EIRCODE: V93 D250: Leave the square in Kenmare in the direction of the Holy Cross church and schools, continue on this road and you will pass the schools on your left. The development is 0.4km on your left. Drive into the development, go around the green (1st right), Párc Roughly is the last section on your right. The House is No. 15.



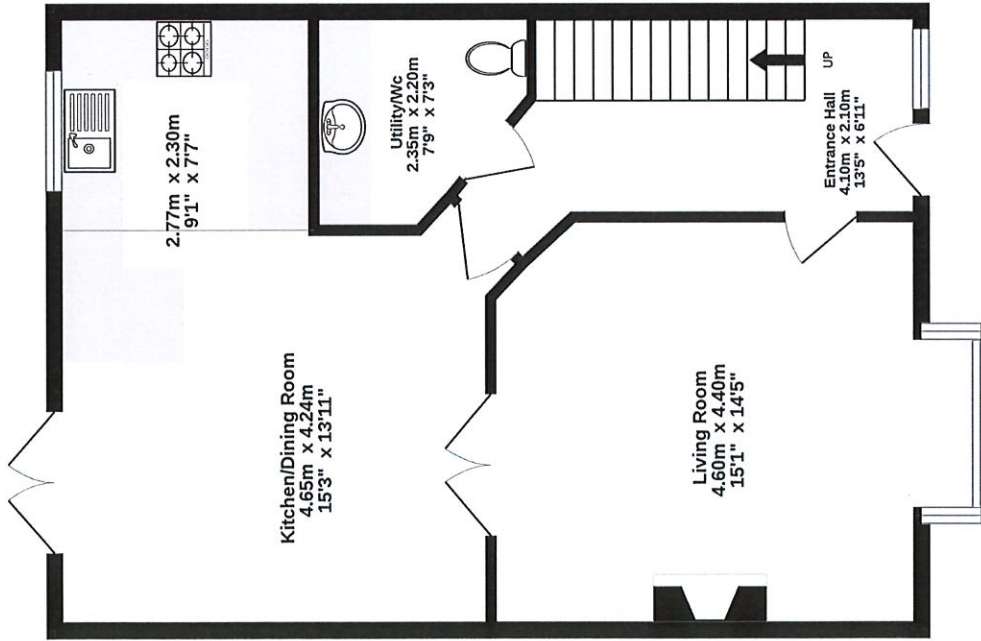
NEGOTIATOR

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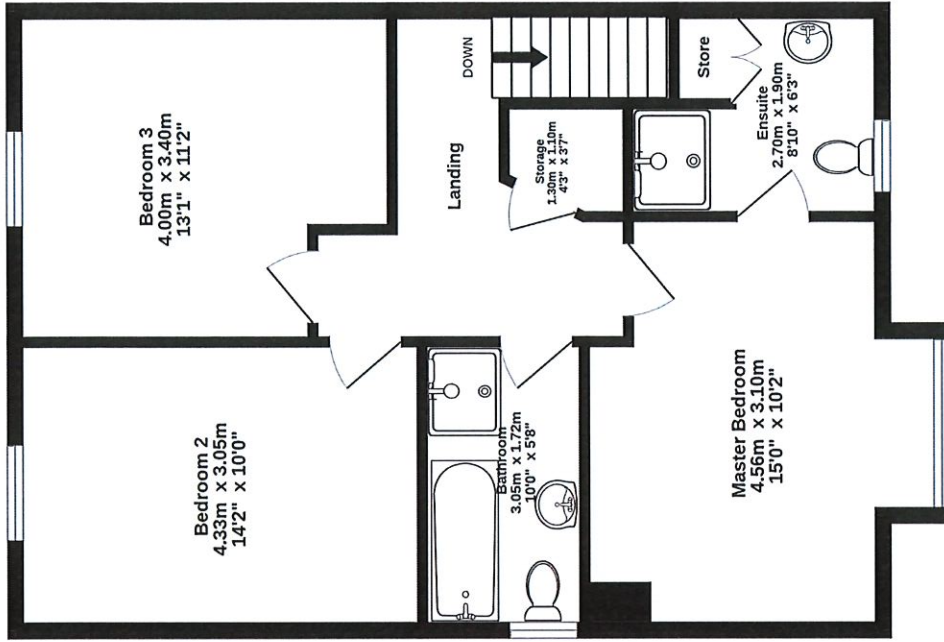
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Seandaly.com

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

GROUND FLOOR
61.3 sq.m. (659 sq.ft.) approx.



1ST FLOOR
61.3 sq.m. (660 sq.ft.) approx.



15 PAIRC ROUGHTY, KENMARE, CO. KERRY, IRELAND

TOTAL FLOOR AREA : 122.6 sq.m. (1319 sq.ft.) approx.

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 availability can be given.
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List of contents

15 Párc Roughty, Kenmare V93D250

05/06/2026

Living room with gas fireplace:

2 couches (1 two-seater, 1 three-seater)
1 coffee table (oak)
1 console table (oak)
1 TV stand + TV
1 DVD player
1 woolen rug
1 big mirror
1 floor lamp
2 table lamps
1 big canvas (in red/yellow)
1 big painting (in red/yellow)
1 pair of curtains

Kitchen/dining area

Fully fitted kitchen (oak),
incl. cooker with 2 ovens, dishwasher and fridge/freezer
1 bar stool (oak)
1 large table (oak)
6 chairs (oak)
1 table lamp
1 large canvas (in brown)
1 small canvas (in brown)
1 pair of curtains
1 big bin
Dishes and cutlery

Utility room/guest toilet

1 washing machine
1 dryer
1 big mirror

Hall

1 coat stand
1 shoe rack
1 outdoor table with 4 chairs
1 big mirror
1 big canvas (in various colours)

Master bedroom (with en-suite bathroom with shower)

1 double bed
2 bedside tables with 1 lamp each
1 wardrobe
1 desk with chair
1 big mirror
1 small mirror
1 hi-fi system
1 pair of curtains

Double bedroom

1 double bed
2 bedside tables with 1 lamp each
1 wardrobe
1 desk with chair
1 desk lamp
1 small canvas
1 big mirror
1 small mirror
1 pair of curtains

Bedroom

2 single beds
2 bedside tables with 1 lamp each
1 wardrobe
1 desk with chair
1 stool
1 small canvas
1 big mirror
1 small mirror
1 pair of curtains

Big bathroom (with shower and Jacuzzi)

1 towel holder

