

For Sale

Asking Price: €315,000

**Sherry
FitzGerald**
Daly Kenmare



Avalon,
Killaha East,
Kenmare,
Co Kerry,
V93 KN30

BER C3

sherryfitz.ie



Avalon is a 2-bed detached house on 0.82 acres with woodland views and views towards Kenmare Bay

This single storey house has an internal area of about 140 sq.mt (1,507 sq. ft) along with an attached garage 21 sq.mt (226 sq.ft)

Accommodation: Hallway, kitchen, living room / dining area, utility, 2 bedrooms (en-suite).

The property is set on grounds of 0.82 acres (0.33 hectares).

The grounds consist of a sloping lawn area with a small stream running by the western portion of the garden. Two patio areas from which you can enjoy sunny days.

The house was constructed in the early 1980's and is in need of some upgrading.

Located in a rural area, approximately 3.0 km west of Kenmare Town. The property is within 2.2km of Dawros Church.



Special Features & Services

- Detached bungalow.
- 3.0km to Kenmare Town
- 0.82 acres of grounds.
- Built in early 1980's.
- Internal area of about 140 sq.mt (1,507 sq. ft).
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- **Services:** Public water supply. Septic tank. Oil fired underfloor central heating. Wired for telephone. Electricity. Fiber broadband in the area.

Accommodation

Room dimensions as per floor plan

Entrance Hall Spacious hallway. Tiled flooring.

Livingroom Open plan Livingroom area with dining area and study / office space. View of woodland and towards Kenmare Bay. Large stove. Tiled flooring. TV & telephone point.

Kitchen Double sink with fitted press units. Tiled flooring.

Utility Room Doorway to exterior. Plumbed for washing machine. Tiled flooring.

Master Bedroom Concrete flooring. Space for fitted wardrobe units.

Ensuite Master Bedroom Wc, whb, bidet, bath with electrical shower fixture. Fully tiled.

Bedroom 2 View of woodland and towards Kenmare Bay. Carpet flooring.

Ensuite Bedroom 2 Wc, whb, shower. Fully tiled.

Garage 3.90m x 5.40m (21 sq.mt / 226 sq. ft). Concrete floor. Lighting and electric sockets.

NOTE: Maps and marked aerial photos are for indicative purposes only.

Garden

The property is set on grounds of 0.82 acres (0.33 hectares). The grounds consist of a sloping lawn area with a small stream running by the western portion of the garden. Two patio areas from which you can enjoy sunny days.

BER C3, BER No. 118644137

Directions:

EIRCODE: V93 KN30. Leave Kenmare on the Castletownbere Road, after 2.1km turn left at the junction signposted Killaha. Continue for 900 meters. The entrance to the house will be on your right.





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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