

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
Daly Kenmare



Mucksna,
Kenmare,
Co. Kerry,
V93 N7P3



sherryfitz.ie



4 Bedroom Bungalow set in a private and tranquil location, situated approximately 1.4km from Kenmare Town.

Set on approx. 0.99 acres of mature grounds with a southerly aspect. The property offers excellent potential for further landscaping and development.

The property is in need of renovation and modernization throughout, presenting an ideal opportunity for purchasers seeking a refurbishment project. The property has been vacant for more than 2 years and is eligible for the vacant property grant refurbishment grant. For further details on the grant terms and conditions view <https://bit.ly/4uheH3v>

The accommodation extends to approximately 1087 sq. ft. / 101 sq. m. and comprises a living/dining room, kitchen, four bedrooms, a bathroom and a shower room. In addition, there is an attached garage of 158 sq.ft.

Located in a well-established residential area within 1.4 km of Kenmare Town and all local amenities.



Special Features & Services

- Prime Location within 1.4km of Kenmare Town.
- Private location
- Set on 0.99 acres
- Eligible for the vacant property refurbishment grant.
- Water: Connected to the mains water supply
- Sewage: Septic tank
- Heating: Oil Central heating:
- Electricity.
- Fibre Optic available in the area.

Accommodation

Porch Sliding door.

Entrance Hall Solid timber parquet flooring.

Living Room / Dining room Cosy living with open fire, leads to a large dining room overlooking the south facing garden.

Kitchen The kitchen is in need of modernization, plumbed for water.

Bedroom 1 Double bedroom

Bedroom 2 Double bedroom

Bedroom 3 Single bedroom

Bedroom 4 Single bedroom

Bathroom W.c., w.h.b, Bath, in need of renovation

Shower Room W.c., w.h.b., Shower, in need of renovation

External

Garage 158 sq.ft attached garage - no access internal

Boiler House 26 sq.ft – oil boiler.



Garden

Set on approx. 0.99 acres of mature grounds with a southerly aspect. The grounds offer excellent potential for further landscaping and development.

BER F, BER No. 119330660

Directions

Eircode: V93 N7P3

From Kenmare, take the N71 towards Glengarriff. After approximately 1 km, turn right at Mucksna. Continue for approximately 400 metres and the property will be located on the left-hand side.





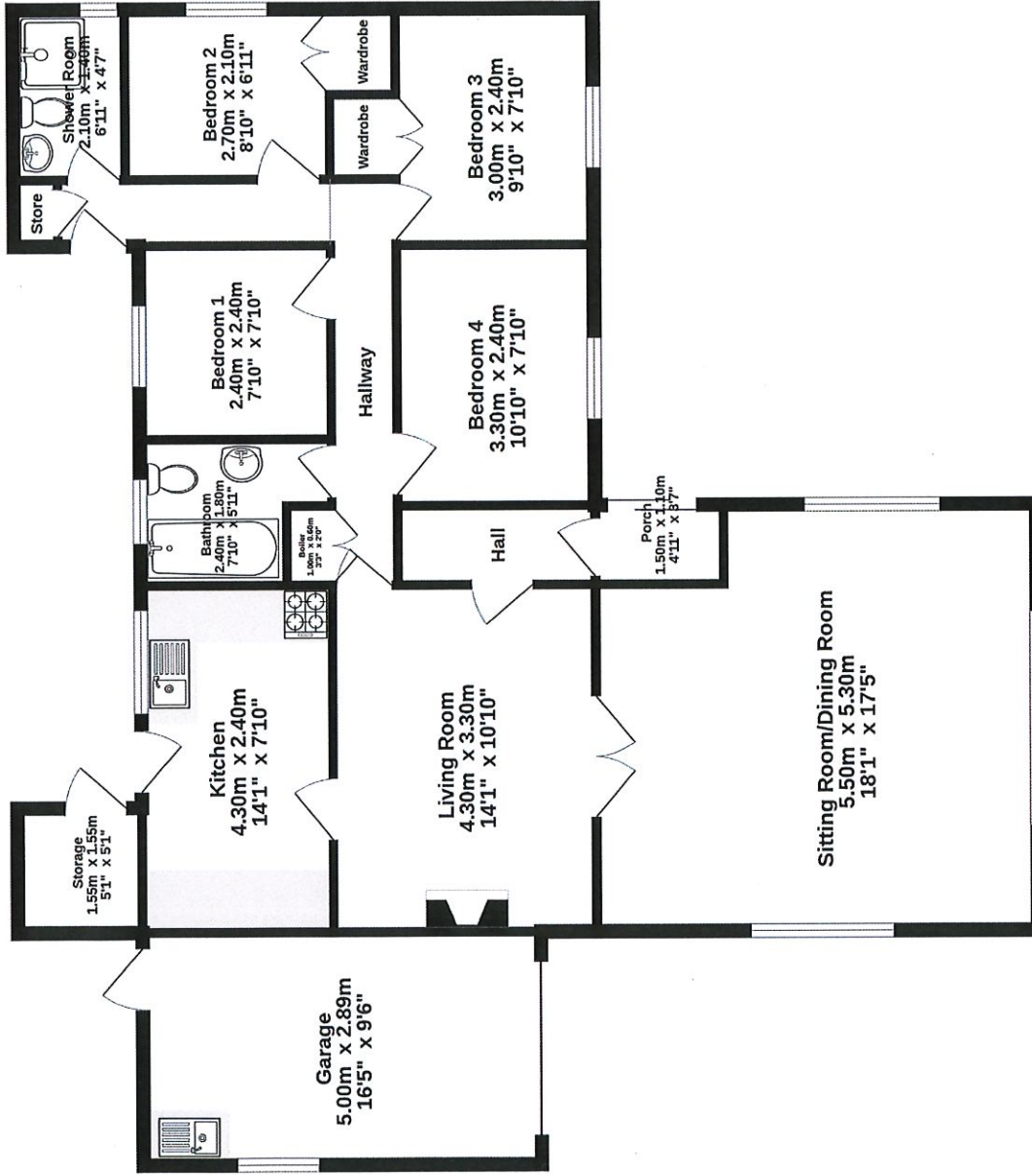
NEGOTIATOR

Elaine Daly
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare, Co
Kerry
T: 064 6641213
E: admin@seandaly.com

sherryfitz.ie
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
 115.6 sq.m. (1245 sq.ft.) approx.



MUXINAW, KENMARE, CO. KERRY, IRELAND

TOTAL FLOOR AREA : 115.6 sq.m. (1245 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 not be used as such by any prospective purchaser. The floorplan is not intended to be used as a contract and the actual dimensions may vary as to their operability or efficiency can be given.

Made with Metropac 05/2006

Museus

Land Registry Compliant Map

DRAFT MAP



Tailte
Éireann

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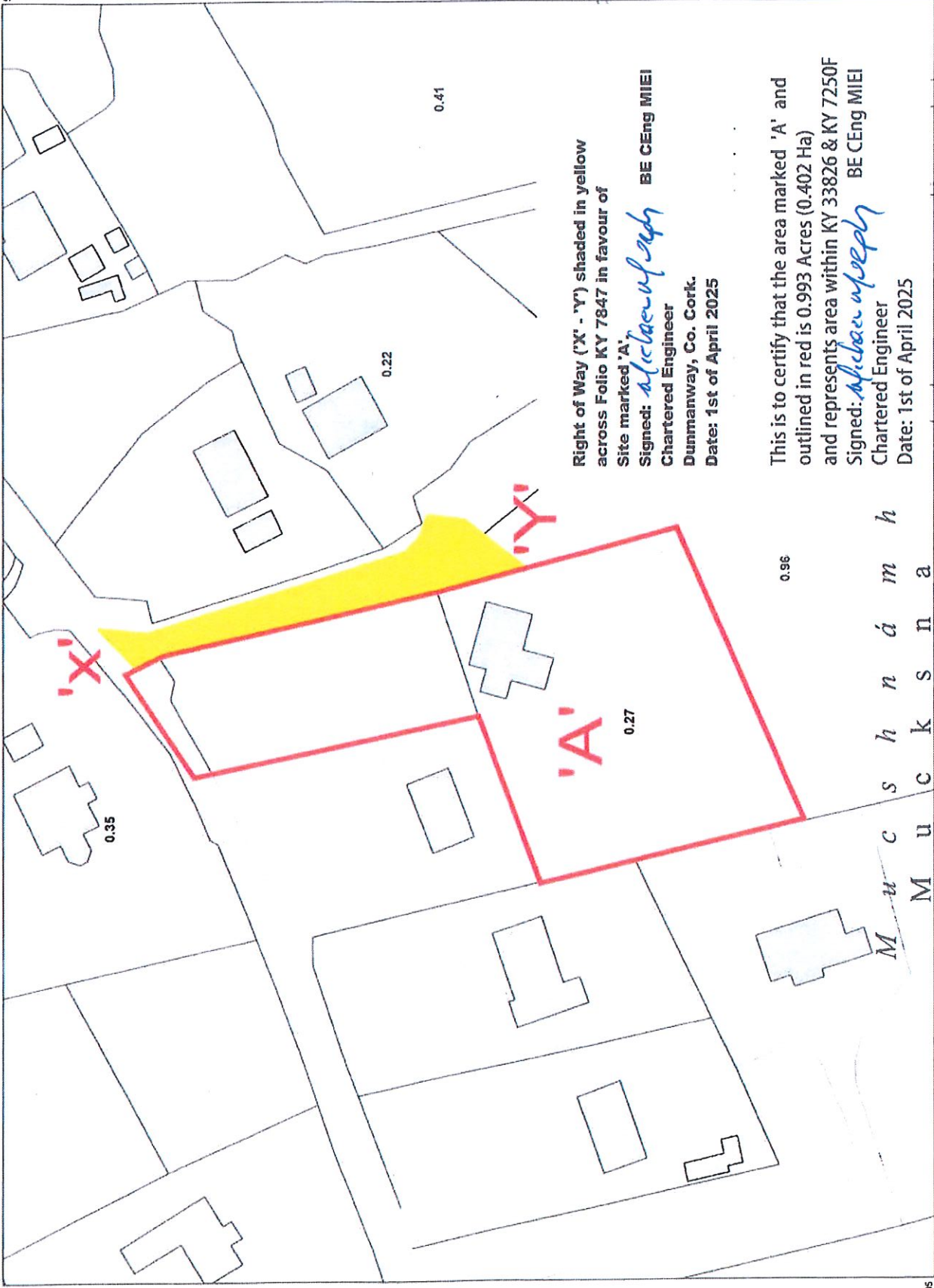
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries nor does it show ownership of physical features.

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**Right of Way ('X' - 'Y') shaded in yellow across Folio KY 7847 in favour of Site marked 'A'.
Signed: *Michael Wepph* BE CEEng MIEI
Chartered Engineer
Dunmanway, Co. Cork.
Date: 1st of April 2025**

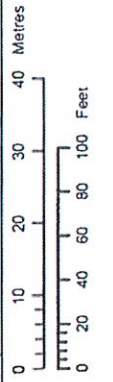
**This is to certify that the area marked 'A' and outlined in red is 0.993 Acres (0.402 Ha) and represents area within KY 33826 & KY 7250F
Signed: *Michael Wepph* BE CEEng MIEI
Chartered Engineer
Date: 1st of April 2025**



LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

CAPTURE RESOLUTION:
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OUTPUT SCALE: 1:1,000



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