

For Sale

Asking Price: €315,000

**Sherry
FitzGerald**
Daly Kenmare



22 Ard an Oir,
Kenmare Road,
Sneem,
Co. Kerry,
V93H5NY

BER A3

sherryfitz.ie



22 Ard an Oir is 3-bedroom semi-detached home with a A3 BER rating and situated within 200 meters of South Square of Sneem Village

Completed in 2023 and in excellent decorative condition with an internal floor area of approximately 121 sq. m (1,302 sq. ft).

Accommodation: GF: Open plan kitchen /dining area with double doors with access to the garden and patio, living room, utility room, guest wc. FF: 3 bedrooms (1 ensuite) & bathroom. Attic area is floored and used for storage with access via fold out stairs.

Rear of the house contains a beautiful terraced garden with natural features designed to be attractive to wildlife . Contained within the 4 terraces are patio, pond, trellis, along with a variety of fruit trees, fruit bushes, vegetables, herbs and flowers.

Situated in the well maintained 42-unit Ard an Oir Development and within 200 meters of the South Square of Sneem Village. 26 km to Kenmare Town.

Property is being sold with some contents. (List available on request)



Special Features & Services

- In Sneem Village.
- BER rating of A3.
- Property in excellent condition.
- Beautifully designed terraced garden.
- **Services:** Electricity with smart meter. Public Water. Mains Sewage. Air to Water Heating System. , Fibre broadband installed (currently with EIR). Telephone connection.
- **Management Company:** There is a Management Company in place for the Ard an Oir development common areas. No annual management fee has been set as of yet.

Accommodation: All dimensions as per floor plan

Porch Coat rack area. Tiled floor.

Entrance Hall Fitted storage units under stairs. Tiled floor.

Living Room 2 windows with westerly aspect. Fitted bookshelves with press . Timber laminate flooring. TV Point.

Kitchen Fully fitted kitchen units with suite of electrical appliances. 4 ring "Whirlpool" hob & oven. French doors leading to rear patio & terraced garden. Tiled flooring.

Dining Room / Living Space Spacious dining area with large storage display unit. Tiled floor.

W.C Wc, whb. Tiled floor.

Utility Room Sink with storage units. Large press with water tank. Tiled flooring.

First Floor

Master Bedroom View of the rear terraced garden. Timber laminate flooring.

En-Suite Wc. whb , shower. Laminate timber flooring.

Bedroom 2 2 windows with westerly aspect. Fitted wardrobe. Timber laminate flooring.

Bedroom 3 / Office Window with westerly aspect. Timber laminate flooring.

Bathroom View over terraced garden. WC, whb. Shower with separate bath. . Linoleum flooring.

Attic Space 7.00m x 2.45m. Attic space is access via "Stiara" foldout stairs. Floored with plywood and surfaced with carpet. ideal storage space.

Garden

Rear of the house contains a beautifully designed terraced garden. Contained within the 4 terraces are patio, pond, trellis. Along with a variety of fruit trees, fruit bushes, vegetables, herbs and flowers.

BER BER A3, BER No. 117270108





Directions

EIRCODE: V93 H5NY: Leave Kenmare on the road to Sneem (N70 road). After 26 km you will see the entrance to Ard an Oir development on your right.



NEGOTIATOR

John Daly
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare, Co
Kerry
T: 064 6641213
E: info@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