

For Sale

Asking Price: €195,000

**Sherry
FitzGerald**
Daly Kenmare



Sean Nós,
2 Old Seaview Cottages,
Sneem,
Co Kerry,
V93P9H9

BER C2

sherryfitz.ie



Charming 3-bedroom cottage in the heart of Sneem village.

Nestled on a quiet road just off North Square, this delightful three-bedroom mid-terrace cottage enjoys an enviable location only 300 metres from the centre of Sneem village, with all local amenities within easy walking distance.

Forming one of a charming terrace of seven cottages built circa 1912, the property combines traditional character with comfortable modern living. Extending to approximately 89.8 sq m (967 sq ft), the accommodation was renovated in recent years and is thoughtfully arranged over two floors.

The ground floor comprises a bright and welcoming open-plan kitchen, dining and living area, creating a warm and cosy living space, together with a convenient guest WC. Upstairs, there are three bedrooms (one en-suite), and a family bathroom.

The cottage is close to the picturesque Sneem River estuary and the local rowing club boathouse, while the National School is located directly to the rear of the property and a children's playground nearby. The property is ideally positioned to explore the surrounding area, approximately 15 km from Castlecove, 20 km from Kenmare, and just a 30-minute drive from the stunning beaches of Derrynane.



Special Features & Services

Features:

- 3 Bedroom Cottage
- Detached shed to rear
- Small front garden
- In the heart of Sneem Village

Services:

- Electricity, mains water, mains sewage, telephone connection. Oil central heating. Wood burning stove.
- Fibre broadband available.

Accommodation

Note 1 Room measurements are as per floor plan.

Note 2 Map and photographs indicating boundaries are for illustration purposes only.

Ground Floor

Entrance Hall: Porch.

Kitchen Dining Living Room:

Open plan living /dining / kitchen area.

Living area with a wood-burning stove, built-in presses and shelving, and a window overlooking the front of the property. Tiled floor throughout.

Dining area with a table and four chairs.

Fitted kitchen with a range of wall and floor units, together with open shelving. Appliances include a Logik cooker/oven with a five-ring gas hob, Belling extractor fan, Whirlpool fridge/freezer, Indesit dishwasher, and Normende washing machine. Double French doors provide access to the rear garden. Tiled floor throughout.

Guest Toilet W.C, W.H.B, tiled floor.

First Floor

Master Bedroom: Double bedroom. Window to front. Carpet floor.

Master Bedroom En-suite W. C., W. H. B., "Mira Elite SE" power shower (heated by the immersion). Fully tiled.

Bedroom 2: Double bedroom. Open wardrobe. Carpet floor.

Bedroom 3: Single bedroom. Built in Wardrobe. Carpet floor.

Bathroom W.C., W.H.B., bath with "Mira Vigour" Electric shower. Fully tiled.

Garden

The property benefits from a small rear patio leading to a shared garden area. A right of way runs through the rear of the seven cottages, providing access from No. 1.

There is also a block-built shed measuring approximately 3.0m x 3.75m. The shed features a window, a door, and a flat roof.

BER BER C2, BER No. 114684079





Directions

V93 P9H9

From North Square turn left after the Stone House Restaurant. The property is 300 meters on the right-hand side.



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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