



Ballybunion, V31RW94, Kerry

AN TIGIN DOON EAST - is a charming detached cottage located on the periphery of Ballybunion. An Tigin is a charming detached cottage located on the periphery of Ballybunion. The elevated 0.5 acre site commands stunning views of Ballybunion, The Atlantic Ocean and surrounding countryside. The property is accessed via a shared cul de sac laneway and enjoys a peaceful setting. The dwelling comprises of entrance hallway, living/dining, 2 bedrooms, kitchen/utility and bathroom and attic storage space. The dwelling enjoys oil fired central heating, solid fuel open fireplace, double glazed windows, mains water and septic tank. Viewing are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739

Accommodation: Entrance Hall 2.0m x 1.0m With fuse board, recessed storage and IT space. Bathroom 2.0m x 1.4m Tiled walls, bath with electric shower, wc an whb, electric towel rail and tiled floor. Bedroom 1 4.0m x 3.2m Raised open gallery ceiling with tongue and grooved latted ceiling and exposed beams. Bedroom 2 3.0m x 4.0m With raised centre ceiling and window overlooks the rear garden. Living/Dining 4.2m x 3.7m With solid fuel open fireplace with feature textured chimney breast, French doors to raised patio area, vaulted ceiling with recessed lights, latted ceiling, exposed beams and access to attic storage space. Kitchen 2.5m x 1.5m With solid pine farmhouse fitted kitchen, tiled floor, integrated fridge freezer, ceramic hob, extractor fan and stainless steel sink. Utility 2.2m x 2.2m Tiled floor, fitted storage space, electric oven, washer/dryer and rear door access. Store 2.2m x 2.2m With oil tank. Features: Double glazed PVC windows and doors. Traditional bespoke teak half door. Septic tank and mains water. Oil fired central heating - outside boiler.

BASE INFORMATION:	
Bed	: 2
Bath	: 1