



### Ballybunion, V31XN15, Kerry

DOON EAST BALLYBUNION Located in the periphery of Ballybunion seaside resort this large property enjoys a convenient and sought after setting about 1 mile from town centre.

Located in the periphery of Ballybunion seaside resort this large property enjoys a convenient and sought after setting about 1 mile from town centre. The extensive dwelling extends to approximately 281.17 sqm occupying approximately 0.7 acre public roadside site. The dwelling is serviced by mains water and the mains sewer is sited along the public road, but currently there is no connection (The buyer will be liable to connect to the sewer). The large site enjoys views of the Shannon Estuary. The property offers great potential and viewing is highly advised - strictly by appointment only with joint selling agents - Dillon Prendiville Auctioneers 068-21739 & Sherry Fitzgerald Stephenson Crean 066-7180822. Accommodation: Entrance Hall 1.57m x 2.65m Tiled floor. Bedroom 1 3.3m x 3.2m Sitting Room 3.5m x 5.0m Fitted carpet, solid fuel open fireplace and gable window. Dual access to hallway and living/dining. Dining 6.8m x 5.6m Dual aspect capturing lots of natural light. Kitchen 5.5m x 5.0m Tiled floor and fitted kitchen. Rear Lobby/Utility Store 5.0m x 3.2m Living Room 4.0m x 4.0m With Stanley Range and hot-press. Accessed from kitchen and corridor. Corridor 13.0m x 1.0m Bedroom 2 2.5m x 3.6m Window opens onto the dining area. Bedroom 3 2.3m x 3.4m Fitted carpet, built-in wardrobe and sink - overlooking front lawn. Bedroom 4 2.5m x 3.4m Fitted carpet, built-in wardrobe and sink - overlooking front lawn. Bedroom 5 2.6m x 3.4m Fitted carpet, built-in wardrobe and sink - overlooking front lawn. Bedroom 6 3.3m x 2.7m Fitted carpet, built-in wardrobe and sink - overlooking front lawn. Bedroom 7 2.7m x 3.7m Built-in wardrobe and sink - overlooking rear garden. Bedroom 8 2.7m x 4.0m With en-suite (3.0m x 2.0m) - overlooking rear garden. Bath & Toilet 3.4m x 2.8m With flat roof. Corridor 14.0m x 1.0m Bedroom 9 3.6m x 4.3m Fitted carpet and en-suite (2.0m x 1.5m. Bedroom 10 3.7m x 4.3m Fitted carpet and en-suite (2.0m x 1.5m). Bedroom 11 3.7m x 4.3m Fitted carpet and en-suite (2.0m x 1.5m). Bedroom 12 5.3m x 3.6m Fitted carpet and en-suite (2.0m x 1.5m). Features: Large site. Extensive dwelling. Proximity to Ballybunion town centre. Great potential. Call 068-21739 for viewings!

#### BASE INFORMATION:

Bed : 12  
Bath : 6

#### BUILDING INFORMATION:

Built on : 195  
Floor area (Total) : 281.17