



Ballybunion, V31W704, Kerry

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No. 8 Ballybunion Holiday Cottage is located within a purpose built complex of 3 bedroom semi-detached dormer bungalows. The dwelling is located close to the entrance of the complex and is within easy walking distance of all amenities and beaches. The dwelling is very well presented and is offered for sale as a turn key home including contents. The current owners re-configured the original layout of an open plan kitchen/dining/living area into a separate kitchen/dining area and sitting room with solid fuel stove. The south facing rear garden enjoys views of the countryside. Viewing is highly advise strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 2.2m x 1.8m With tiled floor and staircase to first floor. Utility/Bathroom 1.9m x 1.8m Originally the ground floor bathroom - now used as a utility (could be easily converted back to bathroom). Kitchen/Dining 5.0m x 3.0m With tiled floor, newly fitted kitchen with electric oven, hob and extractor fan - ample storage space. Sitting Room 5.0m x 5.2m Fitted carpet, Stanley solid fuel stove on a marble hearth and brick surround - sliding patio door to concrete patio area. Bedroom 1 3.0m x 3.0m With built-in wardrobe. First Floor Landing 2.0m x 1.5m Fitted carpet and hot-press. Bedroom 2 (Twin) 4.3m x 3.0m Fitted carpet and built-in wardrobe. Bedroom 3 (Double) 3.0m x 4.0m Fitted carpet and built-in wardrobe. Shower Room 2.0m x 1.7m Shower, wc and whb. Features: Turn key home. Electric storage heating & solid fuel stove. South facing aspect. Easy walking distance to town centre & beaches. Management company €1,000/annual. All public services.

BASE INFORMATION:

Bed	: 3
Bath	: 2

BUILDING INFORMATION:

House Style	: Dormer bungalow
Built on	: 1997
Number of Floors	: 2
Floor area (Total)	: 96.36