



### Ballybunion, V31P443, Kerry

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No. 5 Cnoc View comprises of a tastefully appointed semi-detached house located within immediate proximity of all amenities including the beach and swimming pool. The dwelling is very well maintained and comprises of entrance hallway, sitting room, kitchen/dining, utility and wc, 3 bedrooms (1 En-suite) and family bathroom. The property enjoys all mains services, enclosed front garden with off-street parking, enclosed rear garden with side pedestrian access and garden shed. The dwelling enjoys spacious light filled accommodation and captures views of the Golf Course an a peaky boo view of the Atlantic Ocean from the first floor master bedroom. Viewing is highly advised strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 Accommodation: Entrance Hall 7.2m x 2.0m Tiled floor and fully fitted storage press underneath staircase - plumbed for washer and dryer. Sitting Room 4.25m x 4.6m Fitted carpet, gas fired open fireplace, recessed ceiling lights and feature bay window. Kitchen/Dining 4.2m x 4.6m Tiled floor, fitted kitchen with integrated over and hob, dishwasher and fridge freezer, recessed ceiling lights and patio door onto rear garden. Toilet 1.5m x 1.5m Tiled floor, wc and whb. Landing & Stair Ope 2.3m x 2.8m Fitted carpet, hot-press and Stira attic hatch. Bathroom 2.0m x 2.3m Bath with tiled surround, wc and whb. Bedroom 1 5.3m x 3.4m Fitted carpet - En-suite with wc, whb, electric shower and mechanical vent. Bedroom 2 4.0m x 3.3m Fitted carpet. Bedroom 3 2.8m x 2.8m Fitted carpet and built-in wardrobe. Features: Convenient location within walking distance of all amenities. Pristine turn-key condition. Oil fired central heating & gas/solid fire open fireplace. Secure enclosed front & rear garden with side pedestrian access. Double glazed PVC windows. Viewing is a must - please call 068-21739

#### BASE INFORMATION:

Bed : 3  
Bath : 2

#### BUILDING INFORMATION:

House Style : Semi-detached  
Built on : 2006  
Number of Floors : 2  
Floor area (Total) : 110.66