



## Listowel, V31Y430, Kerry

\*\*\*\* UNDER OFFER \*\*\*\* Dromerin, Listowel is a light filled 5 bedroom detached home on large c. 0.9 acre site within a short driving distance form Listowel Town.

Dromerin, Listowel is a light filled 4 bedroom detached home on large c. 0.9 acre site within a short driving distance form Listowel Town. The dwelling is located in a mature development comprising of 5 detached homes with gardens to front and rear. Accommodation comprises of entrance hallway, study/office, lounge/living room, kitchen, dining/sun room, utility, wc, 4 double bedrooms (3 en-suites & walk-in wardrobe), main bathroom with whb & wc on ground floor. On first floor there is office/work station, wc and games room/store. Services include oil fired under floor heating on ground floor and radiators on first floor, on-site septic tank and double glazed UPVC windows. There is a block built detached garage (c. 54 sqm) which provides ample storage has an Autoroller door and pedestrian door. Viewing are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 & Sherry Fitzgerald Stack 068-32087.

Accommodation: Entrance Hallway 6.39m x 3.19m With Indian marble floor tiles and light oak solid wood staircase. Study/Office 3.26m x 2.37m With light oak solid wood flooring and window. Lounge/Sitting Room 5.44m x 4.96m With open fireplace, light oak solid wood flooring and window. Kitchen 5.94m x 5.34m Fitted kitchen with integrated appliances, kitchen island, shelved pantry, Indian marble floor tiles, solid oak French doors leading to kitchen/conservatory and window. Dining/Living Area 6.12m x 5.14m Vaulted ceiling with Indian marble floor tiles, 6 windows, French doors to rear leading to paved patio area. Utility Room 3.77m x 3.6m With fitted units, Indian marble floor tiles and half glazed door to rear. WC 1.68m x 1.64m With vanity unit, heated towel radiator, Indian marble floor tiles, wc and window. Bedroom 1 3.78m x 3.16m Double room with light oak solid wood flooring and window. En-Suite 2.07m x 1.48m Plumber for shower (option to convert to wet room), Indian marble floor tiles, heated towel radiator, whb and wc. Airing Cupboard 1.58m x 1.5m Shelved. Bedroom 2 4.46m x 3.67m Double room with light oak solid wood flooring and window. Bedroom 3 3.85m x 3.67m Double room with light oak solid wood flooring and window. Master Bedroom 5.46m x 4.17m Double room with light oak solid wood flooring and bay window. En-Suite 2.04m x 1.46m Pumper shower, vanity case, heated towel radiator, ceramic wall tiles, Indian slate floor tiles and window. Walk In Wardrobe 1.66m x 1.46m With light oak solid wood flooring. Main Bathroom 3.96m x 2.19m Jacuzzi bath and rain shower, ceramic wall tiles, Indian marble floor tiles, towel radiator and window. Office/Work Station 5.76m x 5.82m Floored with Velux window. Games Room/Store 15.71m x 5.81m Floored with five Velux windows. WC 2.3m x 1.99m With Indian marble floor tiles, ceramic wall tiles, pumped shower, whb, wc and Velux window. Features: 4 bedroom detached bungalow on c. 0.9 acre site with attic conversion. Located in mature development comprising of 5 detached homes. Gardens to front and rear. Oil fired underfloor heating on ground floor with radiators on first floor. Mains water and and on-site septic tank.

### BASE INFORMATION:

Bed : 5  
Bath : 5

### LAND INFORMATION:

Total acres : 0.9

### BUILDING INFORMATION:

Number of Floors : 2

### MORE INFORMATION

#### BER Rating

BER Rating : C1 BER Number : [111948410](#) BER Energy Performance Indicator: : [162.16](#)