



## Tralee, Kerry

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This very impressive detached family home was built in 2002 and enjoys a sought after convenient cul de sac location within immediate access of all amenities. The dwelling is in pristine condition and offers spacious light filled accommodation throughout. Accommodation includes: Entrance hall, sitting room, kitchen/dining, utility, 5 bedrooms (2 En-suites) and 2 bathrooms. The dwelling is serviced by public mains water and sewer, oil fired central heating and double glazed PVC windows. Viewing is highly advised STRICTLY by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 6.3m x 2.6m Tongue and grooved solid oak flooring and tiled entrance porch, red deal staircase, recessed lights and picture light. Sitting Room 4.0m x 5.4m Tongue and grooved solid oak flooring, feature bay window, solid fuel open fireplace with cast iron surround and polished granite hearth - sitting room accessed from the entrance hallway and double doors leading to kitchen/dining. Kitchen/Dining 7.0m x 3.4m Tiled floor, fully fitted kitchen (solid oak) with gas hob, electric double oven, integrated dishwasher and sliding patio door - recessed lights and tiled splash back. Utility 2.8m x 3.0m With vinyl flooring, plumbed for washing/dryer, fitted shelving and worktop, internal Grant 90-110 multi-pass oil boiler. Bedroom 1 3.8m x 4.5m Laminate flooring, feature bay window - with Jack and Jill en-suite bathroom. Bathroom 3.3m x 1.76m Tiled floor, elegant white matching suite including wc, bath, whb with vanity unit and corner shower (power shower) wall tiled and splash back. Landing 7.8m x 2.5m Tongue and grooved flooring throughout all bedrooms on first floor. Feature window captures views of the Tralee mountains to the west - attic access, hot-press and linen press. Bedroom 2 (Master) 4.1m x 4.0m Fully fitted walk-in wardrobe with radiator. En-suite - fully tiled floor to ceiling with electric Triton corner shower, wc and whb. Bedroom 3 3.0m x 3.2m Overlooking rear garden. Bedroom 4 3.8m x 3.7m Fully tiled floor to ceiling en-suite with power shower, wc, whb and mechanical vent. Bedroom 5 4.0m x 3.2m With walk-in wardrobe (1.5m x 1.3m). Features: Large secure site with block built boundary walls on three sides and concrete post and wire to the rear. Off street parking with vehicle access to rear yard and garden. Base of garage in-situ. Feature stonework on the facade with recessed lights in the soffit board. Immediate proximity to University Hospital Kerry - 1 minute walking distance through green area of the hospital grounds. Private rear garden looking onto green area not overlooked. Viewing is a must! - suitable for family home/investment.

### MORE INFORMATION

#### BER Rating

BER Rating : C3 BER Number : [112965363](#) BER Energy Performance Indicator : [207.68](#)

#### BASE INFORMATION:

Bed : 5  
Bath : 4

#### BUILDING INFORMATION:

House Style : Detached  
Number of Floors : 2  
Floor area (Total) : 180