



### Tralee, V92W8W8, Kerry

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This impressive detached family home is located along the N69 Tralee/Listowel road some 12kms from Listowel and some 14kms from Tralee. The elevated property commands beautiful views of the rolling countryside with distant views of Cnoc an Or and the Shannon Estuary. The dwelling was built some 40-years ago and is serviced by on-site septic tank, mains water, oil-fired central heating and solid fuel stove and open fireplace. The cavity walls were pumped with insulation and new PVC door and windows were fitted in the last 10-years. The dwelling offers spacious bright accommodation. There is a large private front lawn with a mature hedge boundary and a south-facing rear yard with ample parking and a small lock-up store. Viewing is highly advised strictly by appointment on 068 21739 Accommodation: Entrance Hallway 4.2m x 2.0m With built-in cloak. Sitting room 5.3m x 3.7m With fitted carpet, solid fuel open fireplace, recessed built-in display and TV unit and large window looking onto the front lawn and driveway with views of the countryside and distant views of Cnoc an Or and Shannon Estuary. Kitchen/Dining 7.7m x 4.0m With solid oak fitted kitchen, solid fuel stove on a polished granite hearth and hot press. Utility room 2.4m x 3.4m Plumbed for washing and drying and rear door access. Corridor 7.2m x 1.1m With attic access hatch. Bedroom 1 3.3m x 3.0m With fitted carpet and built-in wardrobe (floor to ceiling). Bedroom 2 3.7m x 3.2m With fitted carpet and built-in wardrobe (floor to ceiling). Bedroom 3 4.9m x 3.0m With fitted carpet and built-in wardrobe (floor to ceiling). Bedroom 4 4.8m x 3.5m With fitted carpet and built-in wardrobe (floor to ceiling) and en-suite. En-suite 1.7m x 1.7m Fully tiled from floor to ceiling and complete with shower, wc and whb. Family Bathroom 3.4m x 2.0m With tiled floor and splash back complete with bath, wc, whb and vanity unit. Lock-up store 1.5m x 1.5m Block built. Features: Spacious light filled accommodation. Proximity to Listowel & Tralee. Large mature site. Oil fired central heating.

#### MORE INFORMATION

##### BER Rating

BER Rating : C3 BER Number : [113026363](#) BER Energy Performance Indicator : [219.92](#)

#### BUILDING INFORMATION:

House Style	: Detached bungalow
Number of Floors	: 1
Floor area (Total)	: 140