



Ballybunion, Kerry

\*\*\*\* UNDER OFFER \*\*\*\* READY TO GO - NEW BUILD HOME We offer for sale this package deal of a detached twin leaf block built house - built to an A3 Building Energy Rating by AGC Builders, Main Street, Ballybunion, Co. Kerry

READY TO GO - NEW BUILD HOME We offer for sale this package deal of a detached twin leaf block built house - built to an A3 Building Energy Rating by AGC Builders, Main Street, Ballybunion, Co. Kerry. The property is located within a gated development just off Main Street in Ballybunion. The detached dwelling will extend to 197 sq.m over two floors, containing: entrance hallway, sitting room, kitchen/dining, 4 bedrooms (1 En-suite with wardrobe), shower and bathroom. For further details please contact - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Porch 2.0m x 3.0m Entrance Hallway 2.4m x 4.9m Sitting Room 4.9m x 3.5m Kitchen/Dining 4.8m x 8.8m Utility 3.0m x 3.0m With rear access. Shower Room 3.0m x 1.8m Bedroom 1 3.0m x 3.3m First Floor Landing 1.2m x 7.5m Bedroom 2 4.0m x 3.6m Bedroom 3 4.0m x 3.6m Master Bedroom 4.8m x 3.8m En-suite 3.0m x 3.0m Walk-In Wardrobe 2.5m x 3.0m Family Bathroom 3.0m x 2.4m Features: Builder's finish with an A3 Building Energy Rating. Precast concrete first floor slabs with concrete stairs. Triple glazed windows & doors. Regency panelled internal doors, softwood frames & architrave with brass handles. Softwood skirting. Fibre cement roof slates. Air to water heating system with under floor heating to ground floor, aluminum radiators to first floor & mechanical ventilation heat recovery system. Allowance of €8,500. (excluding VAT) for electrical installation. Airtightness taping & sealing membranes. 1 m wide concrete footpath to perimeter of house with wheelchair access ramp to front of house. Connect into existing service connections i.e. foul sewer, surface water, watermain, electrical & Eircom ducting. EXCLUSIONS: Wall & floor tiling. Floor finishes. Fireplace or stove installation. Supply of sanitary ware. Painting & decorating. Fitted kitchen, utility, wardrobes or hot-press/linen shelving. Bathroom fittings i.e. shower screens, toilet roll holders, mirrors etc. Concrete kerbing, gravel or tarmacadam surface finish & road drainage. Paving. Boundary walls, gates or fencing. Topsoiling, landscaping & planting.

MORE INFORMATION

BER Rating

BER Rating : A3 BER Number : 00000000 BER Energy Performance Indicator : 000.00

BASE INFORMATION:

Bed	: 4
Bath	: 3

BUILDING INFORMATION:

Number of Floors	: 2
Floor area (Total)	: 197