



Ballybunion, V31K202, Kerry

**** UNDER OFFER **** We are delighted to offer for sale by Private Treaty this attractive detached dormer bungalow occupying a generous 0.6 acre site, located at Lahesrough, Ballybunion, Co. Kerry. We are delighted to offer for sale by Private Treaty this attractive detached dormer bungalow occupying a generous 0.6 acre site, located at Lahesrough, Ballybunion, Co. Kerry. The property commands panoramic views of Ballybunion seaside resort, Atlantic Ocean to the west, overlooks the River Feale (Cashen) and surrounding countryside. The dwelling (built 1994) extends to some 140 sqm and contains entrance hallway, sitting room, kitchen/dining, utility room, 4 bedrooms, bathroom and shower room. Externally, there is a detached garage, concrete rear yard and patio area capturing the stunning views. Services include oil fired central heating, septic tank and double glazed PVC windows. Viewing is highly advised - strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 Accommodation: Entrance Hall 5.6m x 1.85m Staircase to first floor with underneath storage. Sitting Room 3.8m x 5.0m With solid fuel open fireplace. Kitchen/Dining 5.0m x 3.8m Tiled floor, fitted kitchen, dual aspect - sliding patio door leading to patio area with panoramic views of Ballybunion and Atlantic Ocean. Utility 2.0m x 1.8m With rear door access and plumbed for washer/dryer. Bedroom 1 3.0m x 3.5m Bedroom 2 2.5m x 3.5m With built-in wardrobe. Bathroom 2.0m x 2.4m With tiled floor, bath, wc and whb. Landing 2.0m x 3.3m With Velux - views of Ballybunion & Loop Head. Bedroom 3 3.4m x 4.6m With built-in wardrobe - dormer and Velux windows. Shower Room & Hot-Press 2.4m x 2.6m With electric shower, wc and whb. Bedroom 4 3.3m x 4.5m With built-in wardrobe - gable and dormer windows. Detached Garage Block built. Features: Attractive countryside setting. 3.5 km to Ballybunion & 14 km to Listowel. Stunning views. Great Potential. Please Note: Mains water supply not connected to the property. Viewing is highly advised - call 068-21739.

MORE INFORMATION

BER Rating

BER Rating : D2 BER Number : [113027965](#) BER Energy Performance Indicator : [290.89](#)

BUILDING INFORMATION:

House Style	: Dormer bungalow
Built on	: 1994
Number of Floors	: 2
Floor area (Total)	: 140