



Ballybunion, Kerry

**** UNDER OFFER **** This spacious and light filled detached bungalow (Eircode V31DK49) is located within minutes walking distance of the Cliff Walk and Ladies Beach in beautiful Ballybunion.

This spacious and light filled detached bungalow (Eircode V31DK49) is located within minutes walking distance of the Cliff Walk and Ladies Beach in beautiful Ballybunion. The block built (pumped cavity) dwelling was constructed some 25 years ago and enjoys a sought after location. There are 4 bedrooms (1 En-suite), sitting room, kitchen/dining, sun lounge and bathroom. Externally, there is a tarmac driveway with gated entrance (car parking for 4 cars), enclosed rear garden with lock-up store and garage. Viewing is a must, strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 10.0m x 2.0m Semi-solid floor with feature display. Sitting Room 5.5m x 3.7m Fitted carpet and open fireplace with marble insert and mahogany surround with gas stove. Bedroom 1 3.6m x 3.2m Fitted carpet and recessed built-in wardrobe. Bedroom 2 3.0m x 3.5m Fitted carpet and recessed built-in wardrobe. Bedroom 3 3.0m x 3.7m Fitted carpet and recessed built-in wardrobe. Family Bathroom 3.8m x 2.5m Bath, wc, whb and bidet (measurement incorporates hot-press off entrance hall). Bedroom 4 (Master) 3.6m x 4.5m Fitted carpet and recessed built-in wardrobe. En-suite with electric shower, wc and whb. Kitchen/Dining 5.2m x 4.6m Tiled floor - fully fitted kitchen with sliding patio door to the sun lounge. Sun Lounge 3.4m x 4.5m Tiled floor - west facing (sea views) and access to west facing rear garden. Attached Garage 5.7m x 2.5m Vehicle and pedestrian access - flat roof. Lock-Up Store 4.5m x 3.0m Features: All mains services. Splayed gated entrance with ample off-street parking. Spacious & light filled accommodation. Within minutes walking distance of Cliff Walk, Ladies Beach & Cliff House Hotel. Appeal to a wide variety of discerning buyers.

MORE INFORMATION

BER Rating

BER Rating : D1 BER Number : [113185912](#) BER Energy Performance Indicator : [237.42](#)

BASE INFORMATION:

Bed	: 4
Bath	: 2

BUILDING INFORMATION:

Floor area (Total)	: 170
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