



## Listowel, Kerry

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This very impressive detached dormer bungalow is located along the Ballylongford road approximately 1 km from Listowel town (Eircode V31YN63). The dwelling occupies a generous size site (0.4 acre) which has block built boundary wall on all sides, gated entrance, paved driveway, mature gardens and detached garage. The light filled dwelling offers spacious and tastefully presented accommodation offering 4 bedrooms (2 En-suites), kitchen/dining, sitting room, sun lounge, utility & wc and family bathroom. The property is serviced by all public services, has solar panels for hot water, zoned heating (oil fired) and is very well insulated. Viewing is highly advised - strictly by appointment only - Dillon Prendiville Auctioneers 068-21739

Accommodation: Entrance Hall 5.5m x 2.4m Solid oak flooring, ceiling coving and solid oak staircase with fitted carpet. Sitting Room 6.3m x 4.4m Tongue and grooved solid oak flooring, polished marble open fireplace, ceiling coving - dual aspect with feature bay window. Master Bedroom (Ground Floor) 6.3m x 4.4m Solid oak flooring, ceiling coving and feature bay window. Walk-in wardrobe with built-in storage and radiator. En-suite - tiled floor to ceiling, quadrant electric shower, wc and whb. Kitchen/Dining 9.0m x 4.5m Porcelain tiled floor, fully fitted kitchen with polished granite worktop, central island with polished granite worktop and circular breakfast area, two feature pendant light fittings, De Dietrich ceramic induction hob, integrated dishwasher, De Dietrich double oven, Siemens fridge freezer, built-in larder and French doors to rear yard and garden. Sun Lounge 4.0m x 3.5m Porcelain tiled floor and raised ceiling with oak finish. Sun Lounge overlooks the front and rear gardens - accesses the garden area. Utility 2.4m x 2.2m Porcelain tiled floor, fully fitted, plumbed for washer/dryer, zoned central heating and rear door access. Toilet 1.8m x 2.2m With wc and whb with vanity unit. First Floor Landing 2.7m x 5.4m With built-in oak office desk and work station, fully shelved hot-press and attic access. Bedroom 2 3.6m x 4.3m Extensive built-in Sliderobe and drawer space - Velux window overlooking the front garden. Family Bathroom 4.0m x 2.6m Fully tiled floor to ceiling with frosted gable window and Velux, corner bath with Vogue Jacuzzi system, quadrant corner shower, wc and whb. Bedroom 3 4.3m x 3.8m Dual aspect, extensive built-in floor to ceiling wardrobe - gable window and Velux roof light. Bedroom 4 3.8m x 4.3m Dual aspect with gable window and Velux roof light. En-suite 2.8m x 2.2m - fully tiled floor to ceiling, quadrant shower, wc, whb and Velux. Detached Garage 7.5m x 5.5m Block built twin leaf cavity, electric up and over garage door and pedestrian access, lofted first floor and oil boiler. Decking Area 5.5m x 3.3m Raised decking area and sun house - ideal for barbecues on summer evenings. Features: Block built (2007) twin leaf pumped cavity - highly insulated home with insulated & floored attic. Solar panels for hot water, oil fired central heating - zoned heating (3 zones). Double glazed windows, all mains services - security alarm & camera. Central vacuum system and solid oak internal doors, skirting & architrave. Block built boundary walls on all sides (plastered & capped) - brick paved driveway. Ceiling coving throughout, light fittings - curtain poles and blinds.

### MORE INFORMATION

#### BER Rating

BER Rating : B2 BER Number : [113238232](#) BER Energy Performance Indicator: : [122.11](#)

#### BASE INFORMATION:

Bed	: 4
Bath	: 3

#### BUILDING INFORMATION:

House Style	: Detached Dormer
Number of Floors	: 2
Floor area (Total)	: 225

