



Listowel, V31XT80, Kerry

*** UNDER OFFER *** This beautifully presented home is located some 6 km from Listowel town and 2.5 km from Lisselton village (Eircode V31XT80). The property is within easy access of Coolard National School.

This beautifully presented home is located some 6 km from Listowel town and 2.5 km from Lisselton village (Eircode V31XT80). The property is within easy access of Coolard National School. The dwelling was built in 2006 and occupies 0.25 Ha/0.6 Acre site which is tastefully landscaped and finished with a tarmac driveway and yard. The dwelling offers well proportioned light filled accommodation containing entrance hall, kitchen/dining, sitting room, family room, 3 bedrooms (1 En-suite), utility, wc and bathroom.

Externally, there is a large detached garage and steel tech garden shed. The property must be viewed to be truly appreciated. Viewings are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739.

Accommodation: Entrance Hall 7.8m x 2.0m Tiled floor with red deel staircase with fitted carpet, Velux roof light and ceiling coving. Sitting Room 4.9m x 4.8m Double glazed doors with solid oak flooring, ceiling coving, oil fired stove on a limestone hearth with limestone surround - dual aspect (south facing) capturing stunning views of the surrounding countryside (Stacks Mountains and Tralee Mountains in the backdrop).

Kitchen/Dining 3.6m x 7.6m Double glazed doors, water proof vinyl flooring, fully fitted solid oak kitchen with polished granite worktop, breakfast island, dressers, integrated dishwasher, double oven, ceramic hob and extractor fan and insert for fridge freezer (not included) - dual aspect (south facing) countryside views of surrounding countryside (Stacks Mountains and Tralee Mountains in the backdrop). Utility Room 3.5m x 1.8m With water proof vinyl flooring, fully fitted with storage, plumbed for washer/dryer, stainless steel sink, Grant oil boiler and rear door access.

Large Family Room 4.1m x 4.9m Solid oak flooring, ceiling coving - dual aspect overlooking the rear garden, oil fired stove on a limestone hearth and limestone surround and mahogany built-in bookshelf and display. Ground Floor Toilet 2.0m x 1.8m Fully tiled floor to ceiling, wc, whb and vanity unit with frosted window. Bedroom 2 3.3m x 4.0m Solid oak flooring, built-in wardrobe floor to ceiling - overlooking the rear garden. Detached Garage 7.8m x 4.24m Twin leaf cavity with pitched slate roof, plastered inside and outside, showroom floor - vehicle and pedestrian access, oil tank and water reserve tank.

Landing 2.5m x 5.9m With Velux roof light, built-in storage and hot-press - access to storage and storage in the eaves. Bedroom 3 3.9m x 3.8m Dual aspect with Velux roof light and gable window - solid oak flooring, built-in wardrobe, access to eaves - beautiful countryside views. Bathroom 2.5m x 1.8m Tiled floor to ceiling, complete with elegant white matching suite, bath, wc, whb, quadrant shower and Velux roof light.

Bedroom 4 (Master) 5.7m x 4.8m With walk-in wardrobe (fully shelved and fitted) and En-suite, solid oak flooring, two Velux roof lights with window seat and storage. En-suite - tiled floor to ceiling, large power shower, wc, whb, mechanical vent and frosted window. Steel Tech Shed 6.2m x 3.0m On a concrete base with non-drip insulated cladding. Features: Mature landscaped site with drive around tarmac driveway & yard with vehicular gated access and set down patio area. Ranch rail boundary with mature hedge, concrete post and panel rear boundary. Fully alarmed, mains water (pressurised water system) & bio-cycle on-site waste water system. Oil fired central heating - solar compatible insulated water cylinder. Broadband available and wired for Sky T.V. Double glazed PVC windows and doors. Garage - side right of way access - gated access for deliveries.

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MORE INFORMATION
BER Rating

BASE INFORMATION:

Bed	: 3
Bath	: 2

BUILDING INFORMATION:

House Style	: Detached bungalow
Floor area (Total)	: 190

