



## Ballybunion, V31CD52, Kerry

\*\*\*\* UNDER OFFER \*\*\*\* Located along Doon Bay Road (Eircode V31CD52) within a mere stones throw of Ballybunion beaches, town centre and cliff walk.

Located along Doon Bay Road (Eircode V31CD52) within a mere stones throw of Ballybunion beaches, town centre and cliff walk. This charming detached cottage offers great potential and will lend itself to a variety of users. The dwelling is in need of full refurbishment and offers great potential to extend with ample off street parking. All main services are connected (water and sewer). There is no electricity supply connected. Viewing is highly advised to truly appreciate the potential on offer and the prime location enjoyed. Externally, there is a lock-up store and shed. Viewings are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 Accommodation: Entrance Porch 2.0m x 2.0m Entrance Hall 3.8m x 1.2m Sitting Room/Bedroom 1 3.7m x 3.2m Open fireplace. Bedroom 2 3.7m x 4.2m Open fireplace. Living/Dining 3.4m x 4.4m Open fireplace. Bedroom 3 3.7m x 2.9m Scullery/Kitchenette 2.3m x 1.9m Rear door access. Bathroom 1.9m x 2.0m Lean-to Lock-up Store 6.0m x 3.0m Store 2.4m x 4.3m Galvanised clad store. Features: Sought after location. Proximity to beaches, cliff walk & town centre. Handy man/woman special. Please note: No electricity connected

### BASE INFORMATION:

Bed	: 3
Bath	: 1

### BUILDING INFORMATION:

Floor area (Total)	: 100
--------------------	-------

### MORE INFORMATION

#### BER Rating

BER Rating : G BER Number : [113238745](#) BER Energy Performance Indicator : [790.95](#)