



**DILLON
PRENDIVILLE**
Auctioneers



Listowel, V31X439, Kerry

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This beautifully presented property is located on the periphery of Listowel town along the Ballybunion R553 road approximately 1.5 km for Listowel town. The property extends to some 1.65 Ha (4 acres), contained in Folio KY66355F. The detached dwelling is nestled amongst the mature tree lined site with large front and rear lawn and gravel driveway. The detached traditional stone built farmhouse was sympathetically restored and extended over the years, combining all mod cons whilst retaining the rustic charm throughout. The dwelling enjoys spacious light filled accommodation and viewing is a must to truly appreciate the beauty and potential the property has to offer. Viewings are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Living Room 6.8m x 4.5m With tiled floor, multifuel stove with exposed stone traditional chimney breast, feature vaulted ceiling with exposed beams, light filled room with south facing window and 2 Velux roof lights. Lounge 5.55m x 3.0m With French doors, feature vaulted ceiling with exposed beams, 2 x Velux roof lights - overlooking the rear garden. Kitchen/Dining 4.0m x 4.6m Kitchen/breakfast area with tiled floor, fully fitted kitchen with a matt finish Valentia slate worktop with Zanussi ceramic hob, extractor fan, Belfast sink with mixer tap, Sandyford double burner oil range and breakfast island. Dining Area 5.0m x 2.8m With tiled floor and sliding patio doors to set down patio area. Family Bathroom & Lobby 4.2m x 1.8m Fully tiled floor to ceiling with solid marble, complete with large shower (thermostatic), wc, whb and bidet. Bedroom 1 3.6m x 4.4m Dual aspect with insert Stovax solid fuel stove. Bedroom 2 4.0m x 4.5m Lofted space accessed via staircase with tongue and grooved floorboards, gable and Velux window. Bedroom 3 4.3m x 4.5m Lofted space accessed via staircase with Velux roof light, tongue and grooved floorboards and hot-press. En-suite 4.3m x 3.5m With wc, whb, bath tub, gable window and ample storage space. Store Room/Studio 6.0m x 6.0m With electricity and water – complete with electric shower, wc & whb Features: Beautifully restored & extended traditional farmhouse. Ideal property for the hobby farmer/garden enthusiast. Proximity to Listowel & 15 minutes drive to Ballybunion. Oil fired central heating. Mains water & on-site septic tank. Viewing is a must! call 068-21739.

MORE INFORMATION

BER Rating

BER Rating : D1 BER Number : [113245070](#) BER Energy Performance Indicator : [234.8](#)

BASE INFORMATION:

Bed : 3
Bath : 2

LAND INFORMATION:

Total acres : 4

BUILDING INFORMATION:

Number of Floors : 2
Floor area (Total) : 140