



Ballybunion, Kerry

**** UNDER OFFER **** Cashen View is a beautifully presented detached bungalow located within walking distance of Ballybunion town.

Cashen View is a beautifully presented detached bungalow located within walking distance of Ballybunion town. The dwelling was completely refurbished and modernised in 2014 including gas fired heating, re-plumbed, re-wired, new double glazed windows etc. The dwelling offers light filled spacious accommodation with entrance hall, sitting room, kitchen/dining/living, 3 bedrooms (1 En-suite), bathroom and detached garage. There is a cement front driveway with off-street parking and a south facing rear garden tastefully presented and landscaped. Viewing is highly advised, strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 3.5m x 1.6m Tiled floor. Sitting Room 3.3m x 4.4m Machined oak floor and solid fuel stove on a polished granite hearth.

Kitchen/Dining/Living 8.6m x 3.9m Dual aspect with tiled floor, solid oak fitted kitchen with Neff double oven, gas hob and Neff extractor, Whirlpool fridge/freezer, plumbed for washing/dryer (appliances not included), gas boiler, gas fired open fired place with polished granite hearth and rear door access. Corridor 8.0m x 1.0m Tiled floor, attic hatch and hot press. Bathroom 1.5m x 3.2m Fully tiled floor to ceiling complete with bath with electric shower overhead, wc, whb with light mirror and cabinet. Bedroom 1 3.0m x 3.0m With built-in wardrobe - overlooking rear garden with views of river Cashen. Bedroom 2 3.0m x 4.3m With built-in wardrobe - overlooking rear garden with views of river Cashen. Bedroom 3 3.0m x 4.3m Fitted carpet - overlooking front driveway. En-suite/Built-in Wardrobe/Hot press 3.0m x 2.6m En-suite - tiled floor to ceiling, shower, heated towel rail, wc, whb and vanity, instant hot water and feature circular window. Hot-press accessed from corridor. Attic Space Partly boarded with electric light and feature circular window. Detached Garage 2.7m x 7.6m Block built, pitched tiled roof, electricity and water.

Features: Sought after location. Double glazed PVC windows. Gas fired central heating. Public water & sewer connected. Gas fired open fireplace & solid fuel stove. Internal oak door.

BASE INFORMATION:

Bed	: 3
Bath	: 2

BUILDING INFORMATION:

House Style	: Detached bungalow
Floor area (Total)	: 130

MORE INFORMATION

BER Rating

BER Rating : C1 BER Number : [103449617](#) BER Energy Performance Indicator : [167.25](#)