



Lisselton, V31DX79, Kerry

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This spacious detached Velux bungalow is located in Lisselton village, within easy access of Listowel and Ballybunion. The property is within walking distance of services and amenities. The original dwelling is of stone construction with some original features retained while a block built extension with part pitched roof and flat roof extension added over the years. The accommodation extends to entrance verandah, 2 receptions, kitchen/dining, 4 bedrooms (2 En-suites), bathroom and 2 attic rooms. The dwelling occupies a mature site with gated vehicle access. There is a large lean-to storage shed with utility and lock-up store. Viewing is highly advised strictly by appointment only and in accordance with Covid-19 guidelines - Dillon Prendiville Auctioneers 068-21739 Accommodation: Front Entrance Verandah 1.8m x 11.4m With parquet flooring, electric storage heating, four feature Velux roof lights, sliding patio door and two large windows - south facing aspect. Sitting Room 6.0m x 3.9m Accessed via double doors with maple semi-solid flooring, solid fuel stove with marble surround and French doors to rear garden. Entrance Hall 3.3m x 1.6m With parquet flooring and ceiling coving - original doors, original limestone steps and tiles. Reception 2 6.2m x 3.8m With parquet flooring and fitted carpet, fireplace with electric insert, feature wall panelling - accessed via double doors from verandah and entrance hall. Kitchen/Dining 4.8m x 6.0m Fully fitted Cherry kitchen with granite breakfast counter and vinyl worktop, Rayburn oil range and rear door access. Larder 2.0m x 2.0m With shelving. Corridor 1.5m x 1.1m Fitted carpet, attic access hatch, Velux, electric storage heater - accessed from Verandah and Kitchen/Dining. Bedroom 1 5.8m x 3.2m Fitted carpet, En-suite and built-in wardrobe. Bedroom 2 4.7m x 3.2m Fitted carpet and En-suite. Bedroom 3 3.2m x 2.8m Fitted carpet and built-in wardrobe. Bedroom 4 (Master) 5.3m x 3.2m Fitted carpet and built-in wardrobe. En-suite/Bathroom with shower, wc, whb, bidet - also accessed from corridor. Inner Lobby 5.2m x 1.7m Fitted carpet, electric storage heater and staircase to first floor. WC 1.7m x 1.2m Bathroom 2.2m x 1.9m With tiled floor, bath and whb. Attic Space Landing 4.2m x 1.8m With Velux. Attic Room 1 3.5m x 4.5m With Velux and built-in storage. Attic Room 2 4.0m x 4.5m With Velux and built-in storage. Utility/Lock-up 5.0m x 3.7m With oil boiler, central vacuum system, plumbed fore water and electricity supply. Lean-to Stores Block built store No. 1 (6.0m x 5.0m) Block built store No. 2 (6.0m x 5.0m) Lock-up Store 6.0m x 1.0m Features: Oil fired central heating & electric storage heating. Alarmed and wired for cameras. Double glazed aluminum & PVC windows. Mains water & septic tank. Part stone & block construction with pitched slate & flat roof. Central vacuum system PVC fascia & soffit. Original doors & flagstone.

MORE INFORMATION

BER Rating

BER Rating : E2 BER Number : [102076361](#) BER Energy Performance Indicator : [365.13](#)

BASE INFORMATION:

Bed	: 4
Bath	: 4

BUILDING INFORMATION:

House Style	: Detached
Number of Floors	: 2
Floor area (Total)	: 200