



Ballybunion, V31E956, Kerry

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Scarteen House is located along the East End of Ballybunion, within easy walking distance of all amenities, services and beaches. The two-storey mid-terrace house offers spacious and light filled accommodation throughout comprising of entrance hall with wc underneath the stairs, sitting room, den, kitchen/dining, 5 bedrooms (1 En-suite) and family bathroom. The dwelling is serviced by all mains services, oil fired central heating (ground floor only), double glazed PVC windows and doors. Externally, there is a large south facing rear garden which captures all day sun. The property offers great potential and viewing is highly advised strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 6.5m x 1.75m With vinyl flooring, original staircase to first floor with storage space, toilet and whb underneath. Alarmed with sensors. Sitting Room 3.7m x 3.7m With open fireplace (decorative use only) and south facing gable window. Archway to Den/Study looking onto the main street. Den/Study 3.7m x 2.8m Dining Room 3.2m x 4.0m With south-west facing gable window - full of natural light. Kitchen 4.0m x 3.2m Tiled floor, fully fitted solid knotty pine kitchen with stainless steel sink and tiled splash back, electric stainless steel hob, oven, plumbed for washing machine, rear door access and south-west gable window. Landing 4.0m x 1.7m With fitted carpet and closet. Bedroom 1 (Master) 3.6m x 3.7m Fitted carpet and south facing window captures distant sea views and surrounding countryside. En-suite - fully tiled floor to ceiling with electric shower, wc, whb and mechanical vent. Bedroom 2 3.0m x 2.8m Fitted carpet - overlooking Main Street. Bedroom 3/Study 2.2m x 2.3m Fitted carpet - overlooking Main Street. Corridor 5.1m x 1.0m Fitted carpet. Family Bathroom 1.8m x 2.1m Tiled floor to ceiling with corner bath, wc, whb and frosted gable window. Bedroom 4 2.8m x 2.1m Fitted carpet and south-west facing gable window. Bedroom 5 3.2m x 2.5m Painted tongue and grooved floorboards and south-west facing gable window. Features: Convenient town-centre location. Walking distance to all amenities. Spacious accommodation. Double glazed PVC windows. Oil fired central heating (ground floor only) South facing rear aspect. Viewing is highly advised by appointment only.

MORE INFORMATION

BER Rating

BER Rating : D2 BER Number : [112521992](#) BER Energy Performance Indicator : [295.72](#)

BASE INFORMATION:

Bed	: 5
Bath	: 3

BUILDING INFORMATION:

House Style	: Mid-terrace
Number of Floors	: 2
Floor area (Total)	: 140