



Listowel, Kerry

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No. 76 Charles Street comprises of a mid-terrace dormer style dwelling located within a mere hop, skip and jump of all amenities. The dwelling comprises of entrance hall, open plan kitchen/dining/living, 3 bedrooms (1 En-suite) and bathroom. The dwelling is in pristine condition having been fully refurbished and extended in the recent past. There is a compact rear yard with pedestrian access. The property enjoys all public services, double glazed PVC windows and doors, oil fired central heating, gas cooking and oil fired stove. Viewing is a must, by appointment only - Dillon Prendiville Auctioneers 068-21739

Accommodation: Entrance Hall 2.7m x 3.7m Tiled floor, feature stone wall, staircase to first floor and glass wall. Bedroom 1 (En-suite) 3.5m x 3.7m En-suite (1.35m x 2.8m) with tiled floor to ceiling, electric shower, wc, whb and frosted window. Kitchen/Dining/Living 6.7m x 6.2m Tiled floor, laminate in sitting area, oil fired stove with feature stone surround, fully fitted maple kitchen with integrated gas hob, electric oven, extractor fan, fridge freezer, oil boiler, plumbed for washer/dryer and rear door access. First Floor Landing 4.3m x 1.7m With feature stone wall and staircase, hot-press with insulated cylinder, timers and heating controls. Bedroom 2 3.2m x 4.2m With Velux roof light. Bathroom 2.5m x 2.7m Tiled floor to ceiling, bath, wc, whb and Velux roof light. Bedroom 3 3.6m x 4.0m Recess for built-in wardrobe and frosted gable window. Features: Pristine condition - fully refurbished and extended. Ground floor En-suite bedroom. Highly sought after location. Spacious and well appointed accommodation. Oil fired central heating and oil stove. Viewing is a must! call 068-21739

MORE INFORMATION

BER Rating

BER Rating : D2 BER Number : [113826317](#) BER Energy Performance Indicator : [270.17](#)

BASE INFORMATION:

Bed	: 3
Bath	: 2

BUILDING INFORMATION:

House Style	: Terrace
Number of Floors	: 2
Floor area (Total)	: 110