



Tralee, V92Y4C6, Kerry

This charming detached bungalow is located off the R551 road some 2.5 km from Ballyduff village. This charming detached bungalow is located off the R551 road some 2.5 km from Ballyduff village. The dwelling occupies an elevated site commanding views of the Cashen river and surrounding countryside. Built in 1973 the dwelling comprises of entrance hall, sitting room, kitchen/dining, utility, 3 bedrooms, shower room and detached garage. The dwelling is serviced by oil fired central heating, double glazed PVC windows, mains water and on-site septic tank. There is a gated vehicle access with concrete driveway and enclosed rear yard with a large paddock with independent vehicle access. The site is defined by a mature hedgerow with elder trees and 5 apple trees. Viewing is highly advised, strictly by appointment only Dillon Prendiville Auctioneers 068-21739 Accommodation: Entrance Hall 3.5m x 1.0m Tiled floor. Sitting Room 4.2m x 3.5m Tongue and grooved maple flooring, built-in display and oil fired stove. Kitchen/Dining 3.5m x 5.0m Tiled floor, fitted kitchen units, hot-press, built-in display and chimney opening available if required. Utility 4.5m x 1.7m Rear door access and concrete roof. Corridor 3.7m x 1.0m With attic hatch. Bedroom 1 3.0m x 2.2m Laminate flooring and built-in wardrobe. Bedroom 2 4.0m x 3.0m Laminate flooring and built-in wardrobe. Bedroom 3 3.4m x 3.4m Laminate flooring and built-in wardrobe. Shower Room 3.5m x 1.7m Fully tiled, electric shower, wc, whb with vanity unit and frosted window. Garage 5.7m x 3.2m Pitched tiled roof with vehicle and pedestrian access. Features: Twin leaf block pumped cavity - Attic insulated and well ventilated. Oil fired central heating - external heat pack (2017) & oil fired stove. Double glazed PVC windows. West facing rear garden with side vehicle access. Septic tank & mains water. Views of the Cashen River & surrounding countryside. Large site with apple trees & mature hedgerow. 1.5 km to Cashen Strand and river. 26 km to Tralee 8 km to Ballybunion 15 km to Listowel 2.5 km to Ballyduff.

MORE INFORMATION

BER Rating

BER Rating : D2 BER Number : [108413550](#) BER Energy Performance Indicator: : [278.98](#)

BASE INFORMATION:

Bed	: 3
Bath	: 1

BUILDING INFORMATION:

House Style	: Detached bungalow
Floor area (Total)	: 100