



V31R635, Asdee, Kerry

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This beautifully presented detached home is located along the R551, between Asdee and Ballylongford. The property is held in Folio KY7281F - Plan 33, the mature site extends to 0.27 Ha (0.66 acre). The dwelling commands stunning views of the Shannon Estuary, is within close proximity of Beale Beach and Littor Strand. The dwelling extends to some c. 160 sqm and comprises of entrance hall, kitchen/dining, office/study, sitting room/dining, landing, 4 bedrooms and shower room. Externally, there is a concrete yard with patio area and rear paddock. The south facing rear aspect is a total sun-trap. Services include; mains water, on-site septic tank and oil fired central heating. Viewing is highly advised, strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 3.2m x 3.6m Tiled floor and staircase with storage underneath. Kitchen/Dining 6.75m x 3.9m Tiled floor, fully fitted kitchen with electric oven, gas hob, extractor fan, large island/breakfast counter and sliding patio door to rear yard. Access to office/study and sitting room. Office/Study 2.95m x 3.5m With large window overlooking the front lawn and views of Shannon Estuary. Sitting Room/Dining 7.5m x 4.3m Feature solid fuel open fireplace with stone surround and back boiler - dual aspect with views of Shannon Estuary and patio to the rear. Landing & Corridor With attic hatch access. Bedroom 1 3.6m x 3.1m Dual aspect - views of south east and overlooking front garden. Shower Room 1.8m x 3.2m With electric quadrant shower, wc, whb with vanity unit and frosted window. Bedroom 2 2.78m x 2.6m Views of south east and front garden. Bedroom 3 2.8m x 3.0m Walk-in wardrobe/hot-press with shelving and window - views of rear garden. Bedroom 4 4.0m x 2.8m Views of front garden and south east. Lock-up Store 2.0m x 2.0m Store with pitched roof (former pump house). Features: Built 1980's - pumped cavity & attic insulated (c. 2006). Mains water connected, on-site private well & original on-site septic tank. Oil fired central heating & solid fuel open fireplace with back boiler. Double glazed PVC windows & doors. Large manicured mature site with gravel driveway, concrete yard & rear paddock. Flat roof over study/office replaced in 2019. Proximity to Ballybunion seaside Resort, Beale Strand & Littor Beach, Ballylongford village & primary/secondary schools.

BASE INFORMATION:

Bed	: 4
Bath	: 1

BUILDING INFORMATION:

House Style	: Detached
Number of Floors	: 2
Floor area (Total)	: 160

MORE INFORMATION

BER Rating

BER Rating : D1 BER Number : [114343973](#) BER Energy Performance Indicator : [258.81](#)