



### Laheshheragh North, Ballybunion, Kerry

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This very impressive detached house occupies an elevated gently sloping site Folio KY12814F - 0.22 Ha (0.5 acre) commanding stunning views of Ballybunion, The Atlantic Ocean and surrounding countryside. The dwelling was built some 27 years ago and is tastefully designed and presented throughout. The dwelling offers light filled rooms with all rooms capturing the beautiful views. The entrance hall is accessed via a concrete stairs with internal stairs to the lower and upper levels. The dwelling extends to approximately 180 sqm and comprises of 4 bedrooms, 2 bath/shower rooms, kitchen, living/dining, sitting room, office/study and store room. Externally, there is a tarmac driveway, mature lawns and steel framed shed with lean-to fuel store. The dwelling enjoys a dual heating system (gas and solid fuel) and solar panel. Viewing is highly advised by appointment only - Dillon Prendiville Auctioneers 068-21739

Accommodation  
 Entrance Hall 3.19m x 2.64m With tiled floor and feature entrance doorway with floor to ceiling glazed surround - staircase to lower and upper level accommodation.  
 Study 2.5m x 2.8m With tongue and grooved flooring and built-in shelving.  
 Storage 2.5m x 2.8m With tongue and grooved flooring and built-in shelving.  
 Bathroom 1.3m x 2.5m With tiled floor and "Groflex" wall panels with bath, electric shower and wc.  
 Kitchen 4.7m x 3.2m With tiled floor, fitted kitchen with "Belling" 7-ring gas hob and 4 compartment electric ovens. Tiled splash back, integrated dishwasher and fridge/freezer - stunning views.  
 Living/Dining Room 7.2m x 3.5m With tongue and grooved flooring, solid fuel stove with full ope into the dining area with lots of natural light and sliding patio door - panoramic views of Ballybunion, Alantic Ocean and surrounding countryside.  
 Sitting Room 7.2m x 3.5m With tongue and grooved flooring, solid fuel stove with back boiler and filled with natural light - sliding patio door onto a raised patio area.  
 First Floor Corridor 7.0m x 1.0m With tongue and grooved flooring.  
 Walk-in Hot-press 2.65m x 1.65m Fully shelved and insulated cylinder.  
 Shower Room 2.7m x 1.62m Fully tiled floor to ceiling complete with large "Quadrant" shower, wc and whb with vinity unit.  
 Bedroom 1 3.7m x 2.5m Tongue and grooved flooring and built-in wardrobe - with stunning views.  
 Bedroom 2 3.5m x 2.4m Tongue and grooved flooring and built-in wardrobe - with stunning views.  
 Bedroom 3 3.3m x 2.7m Tongue and grooved flooring and built-in wardrobe - with stunning views.  
 Bedroom 4 2.8m x 5.0m Tongue and grooved flooring and built-in wardrobe - with stunning views.  
 Steel Framed Store 8.0m x 5.0m Lean-to Fuel Store 8.0m x 2.5m  
 Features: Dual heating system (Gas & solid fuel). Back-up generator installed. Solar panels. Tarmac driveway. Mature lawns. South facing aspect. Beautiful scenic views.

#### BASE INFORMATION:

Bed	: 4
Bath	: 2