



Doon East, Ballybunion, V31CC67, Kerry

***** UNDER OFFER ***** This very attractive 4 bedroom dormer house is located just 1km outside the seaside town of Ballybunion and boasts captivating views over the Atlantic ocean and Loop head. Rarely does a property come available in this area. The spacious accommodation is light filled and well apportioned. Accommodation comprises entrance hallway, sitting room, living/dining, kitchen, rear entrance lobby, downstairs bedroom and shower room with a further 3 bedrooms and bathroom upstairs. The dwelling occupies a 0.52 acre site overlooking the Atlantic Ocean with gravel driveway and mature manicured lawns front and back.

V31CC67 This very attractive 4 bedroom dormer house is located just 1km outside the seaside town of Ballybunion and boasts captivating views over the Atlantic ocean and Loop head. Rarely does a property come available in this area. The spacious accommodation is light filled and well apportioned. Accommodation comprises entrance hallway, sitting room, living/dining, kitchen, rear entrance lobby, downstairs bedroom and shower room with a further 3 bedrooms and bathroom upstairs. The dwelling occupies a 0.52 acre site overlooking the Atlantic Ocean with gravel driveway and mature manicured lawns front and back. Viewing is highly advised to appreciate what is on offer. Call Dillon Prendiville on 068 21739. Accommodation Entrance hallway 5.2m x 2.3m Maple flooring, solid mahogany staircase with fitted carpet runner. Sitting room 4.4m x 3.7m Dual aspect with side door framing views of the Atlantic Ocean and Loop Head. Tongue and groove Deel flooring, latted ceiling and solid fuel open fireplace with cast iron insert and carved wood surround. Living/Dining 5.8m x 3.8m Tongue and groove Deel flooring, dual aspect, latted ceiling, oil fired Stanley range with feature brick surround. Kitchen 3.0m x 3.3m Vinyl flooring, solid oak fitted kitchen and window over looking rear garden. Rear entrance Lobby 1.5m x 1.5m Tiled floor Bedroom 1 (ground floor) 3.0m x 3.1m Dual aspect, built in wardrobes and fitted carpet. Shower Room 2.0m x 2.0m Shower, wc, whb, frosted window, tiled floor and half tiled wall. First floor landing 3.2m x 2.3m Tongue and groove Deel flooring throughout the first floor, velux roof light illuminating the landing, hot press and Stira to attic. Bedroom 2 4.3m x 3.8m Tongue and groove Deel flooring, built in storage in eaves, dual aspect with velux rooflight capturing views of Shannon Estuary and County Clare coastline. Bedroom 3 4.3m x 3.6m Dual aspect with dormer and gable window capturing views over Atlantic ocean, recessed built in wardrobe. Bedroom 4 3.5m x 3.0m Tongue and groove Deel flooring, gable window framing views of Atlantic ocean. Family Bathroom 2.5m x 2.0m Bath, wc, whb and velux rooflight. Garden Shed 6.0m x 3.0m Fibreglass garden shed Features · Twin leaf block cavity construction built in 1990 by Michael O'Connor Builders, Asdee. · Cavity walls pumped and attic insulated. Attic has ample storage space. · Boundaries defined by concrete post and rail, block built splayed walled entrance and natural hedging. · Stanley oil range heat source, double glazed PVC windows, mains water and sewer. · 1km from Ballybunion seaside resort and beaches, the renowned Ballybunion golf course and all amenities. · Viewing is highly advised.

BASE INFORMATION:

Rooms	: 11
Bed	: 4
Bath	: 2

MORE INFORMATION

BER Rating

BER Rating : D1 BER Number : [116929621](#) BER Energy Performance Indicator: : [259.45](#)

