



The Green, Lixnaw, V92R8D6, Kerry

**** UNDER OFFER **** Dillon Prendiville Auctioneers are delighted to offer this charming detached public roadside bungalow for sale. The property enjoys a convenient location along the R557 within a mere hop, skip and jump of Lixnaw village and all amenities. The dwelling extends to some 82 sqm and comprises of entrance hall, sitting room, kitchen/dining and sun lounge, 2 bedrooms and bathroom.

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Accommodation Entrance Hall 1.7m x 3.8m Fitted carpet. Sitting Room 3.2m x 4.2m Fitted carpet, built-in display units, solid fuel open fireplace and large window overlooking the driveway and public road. Kitchen/Dining/Living & Sun Lounge 5.0m x 6.6m With fitted carpet and tiled floor. The dining area has a solid fuel open fireplace and gable window with rear window looking into the sun lounge, kitchen area with fitted kitchen and sun lounge overlooking the beautiful rear garden with east facing aspect capturing the morning sun (measurements incorporated sun lounge 3.8m x 2.4m). Bedroom 1 3.2m x 4.3m Fitted carpet and recessed built-in wardrobe - overlooking the front garden and public road. Bedroom 2 2.6m x 3.8m Fitted carpet and recessed built-in wardrobe - overlooking the rear garden. Bathroom 1.7m x 2.6m Cork tiled floor, bath, wc and whb. Block Built Lean-to Store 5.8m x 2.7m - with oil tank. 3.7m x 2.7m - boiler house and fitted shelving. Features · All mains services. · Oil fired central heating. · Double glazed windows. · Walking distance to Lixnaw village. · Next to Lixnaw Primary School. · Viewings are a must - call 068-21739.

MORE INFORMATION

BER Rating

BER Rating : G BER Number : [116383712](#) BER Energy Performance Indicator : [679.2](#)

BASE INFORMATION:

Rooms	: 8
Bed	: 2
Bath	: 1