



Derryvrin,, Abbeydorney, V92DF74, Kerry

****UNDER OFFER**** V92DF74 This very impressive detached family home is located along a secondary link road off the Abbeydorney to Ballyduff road. The dwelling enjoys an attractive countryside location within easy connectivity to Lixnaw, Abbeydorney, Tralee and Listowel.

This very impressive detached family home is located along a secondary link road off the Abbeydorney to Ballyduff road. The dwelling enjoys an attractive countryside location within easy connectivity to Lixnaw, Abbeydorney, Tralee and Listowel. The house sits on a spacious 0.82 acre site (0.33 ha) and has a south facing rear garden, manicured lawns and a wrap around gravel driveway. The light filled accommodation comprises entrance hallway, sitting room, kitchen/dining, utility, 3 bedrooms (1 ensuite) and a family bathroom. There are 2 steel tech sheds to the rear of the dwelling. The property is serviced by mains water and an on-site septic tank. Viewing is highly advised to appreciate all on offer. Contact Dillon Prendiville Auctioneers on 068 21739. Accommodation Entrance Hallway 4.6m x 2.4m Tiled floor. Sitting Room 5.6m x 4.3m Light filled room with large feature bay window, engineered wood flooring, solid fuel insert stove on polished granite hearth, double doors leading to split level dining room. Dining Room 4.3m x 3.5m Split level connecting to open plan kitchen, dual aspect and engineered wood flooring. Kitchen 4.7m x 3.5m Tiled floor, fully fitted kitchen with electric oven and grill, electric hob and over head extractor, stainless steel sink, plumbed for dishwasher, overlooking south facing rear garden with magnificent views of the countryside and mountains. Utility 2.8m x 2.2m Tiled floor, built in storage, plumbed for washer and dryer, firebird oil boiler, rear door access to back garden. Corridor 9.2m x 0.9m Built in storage and hotpress, Stira to attic, tiled floor. Family Bathroom 3.6m x 2.1m Tiled floor to ceiling, wc, whb and vanity unit, bath, frosted window, walk in shower (Triton T90sr) with chair with handrail. Bedroom 1 3.0m x 3.5m Engineered wood flooring, overlooking south facing rear lawn with magnificent views of the countryside and mountains. Bedroom 2 (en-suite) 4.3m x 3.6m Engineered wood flooring, built in sliderobes, overlooking south facing rear garden with magnificent views of the countryside and mountains. Ensuite - 2.8 x 1 - Vinyl flooring, wc, whb, Triton T90si electric shower. Bedroom 3 3.6m x 3.5m Engineered wood flooring, built in sliderobes, overlooking manicured front lawn. Steel Tech Garden Shed 7.0m x 4.0m Steep Tech Garden Shed 8.0m x 5.0m Features · Built circa 2000 · Large manicured site · South facing rear garden · Oil fired central heating and solid fuel · Double Glazed PVC windows · Viewing is a MUST!

BASE INFORMATION:

Rooms	: 8
Bed	: 3
Bath	: 2

MORE INFORMATION

BER Rating

BER Rating : D1 BER Number : [108541293](#) BER Energy Performance Indicator : [231.19](#)