

# DPA Ref:589, 13 COIS BAILE,  
BALLYGOLOGUE ROAD, LISTOWEL, CO.  
KERRY V31XP40

Pending. € 245,000.00



### 13 Cois Baile, Ballygologue Road, Listowel, V31XP40, Kerry

\*\*\*\*UNDER OFFER\*\*\*\* Dillon Prendiville Auctioneers are delighted to present to the market this impressive detached dormer residence located within a completed development. Built in 2006, this timber frame home is a short stroll to the town centre.

Dillon Prendiville Auctioneers are delighted to present to the market this impressive detached dormer residence located within a completed development. Built in 2006, this timber frame home is a short stroll to the town centre. The property benefits from an abundance of natural light and would make an ideal family home. Accommodation comprises entrance hallway, sitting room, kitchen/dining, utility, wc, ground floor bedroom (ensuite) with a further 2 bedrooms and family bathroom upstairs. Externally, there is a generous fully enclosed rear garden with pedestrian access and a concrete driveway at the front with off street parking. The property benefits from block built boundary walls on all sides. Viewing is highly advised - Contact Dillon Prendiville on 068 21739. Accommodation Entrance Hallway 4.0m x 2.25m Tiled floor, staircase to 1st floor with ample storage space underneath, ceiling coving and window overlooking front lawn. Sitting Room 4.5m x 4.25m Engineered oak flooring, solid fuel open fireplace on a polished granite hearth, cast iron insert and wood surround, 2 windows overlooking the front lawn. Kitchen/Dining 6.75m x 3.2m Tiled floor, fully fitted kitchen with electric oven hob and over head extractor, stainless steel sink, sliding patio doors to spacious west facing rear garden. Utility/WC 3.35m x 1.75m Tiled floor, plumbed washing machine, rear door access to garden, wc and whb. Bedroom 1 - (Ground Floor/Ensuite) 5.6m x 3.25m Engineered oak flooring, overlooking front lawn. Ensuite - tiled floor, wc, whb, electric shower and frosted window. Landing 3.3m x 1.2m Tongue and grooved red deal flooring, Velux roof light and hot press. Family Bathroom 2.6m x 2.0m Tiled floor and splash areas, Velux roof light, bath with mixer tap, wc, whb. Bedroom 2 3.9m x 3.4m Red deal flooring, Velux roof light and dormer window. Bedroom 3 3.65m x 3.7m Red deal flooring, Velux roof light and dormer window. Features Great location - Short stroll to all local amenities, the greenway and new bypass. Zoned oil fired central heating. Double glazed PVC windows. Off street parking to the front. All mains services (water & sewer). Viewing is highly advised - Contact Dillon Prendiville Auctioneers 068-21739

#### MORE INFORMATION

##### BER Rating

BER Rating : C1 BER Number : [117253229](#) BER Energy Performance Indicator : [155.39](#)

#### BASE INFORMATION:

Bed	: 3
Bath	: 3