DPA Ref:593, DOONCAHA, TARBERT, CO. KERRY V31ED76

For sale. € 349,000.00



Tarbert, V31ED76, Kerry

Impressive detached residence in a peaceful country side setting. This property would make an ideal family home. The property is located approximately 5km from Tarbert, 15km from Listowel and 5.2km from Moyvane. The light filled dwelling has ample space internally and externally and sits upon a large c. 2.89 acre site.

Impressive detached residence in a peaceful country side setting. This property would make an ideal family home. The property is located approximately 5km from Tarbert, 15km from Listowel and 5.2km from Moyvane. The light filled dwelling has ample space internally and externally and sits upon a large c. 2.89 acre site. Accommodation comprises entrance hallway, sitting room, lounge, sunlounge, kitchen, dining room, utility, downstairs bedroom and wc with a further 4 bedrooms (2 ensuite) and a family bathroom upstairs. Externally, there is a gated entrance, wraparound gravel driveway with concrete set down areas and block built lock up garage and store. Viewing is highly advised. Contact Dillon Prendiville Auctioneers on 068 21739. Accommodation Entrance Hallway 5.6m x 3.3m Tongue and Groove Oak flooring, feature staircase to landing. Sitting Room 5.4m x 4.8m Double doors from entrance hallway, tongue and groove Oak flooring, solid fuel stove on polished granite hearth, cast iron insert and marble surround, over looking front lawn. Lounge 5.0m x 3.5m Tongue and groove Oak flooring, solid fuel open fireplace on granite hearth, overlooking front lawn and connecting to sunroom. Kitchen 5.0m x 5.0m Tiled floor, fully fitted solid oak kitchen with electric oven and grill, gas hob, breakfast island and polished granite worktop. Dining Room 3.5m x 3.5m Connectivity to entrance hallway and kitchen, tongue and groove Oak flooring, rear aspect. Utility 4.5m x 2.5m Vinyl flooring, fitted kitchen units, sink, plumbed for appliances, hot-press and rear door access to concrete set down area. Sun Lounge 3.5m x 2.8m Tiled floor, accessed via lounge and kitchen, multi aspect, patio doors to concrete set down area. Downstairs wc 2.3m x 1.5m Vinyl flooring, tiled walls, wc, whb, frosted window. Bedroom 1 3.6m x 3.5m Tongue and groove French Pine flooring, rear aspect. Landing 6.8m x 3.5m Tongue and groove Oak flooring, access to attic via Stira. Bedroom 2 3.6m x 4.6m French Pine flooring, dual aspect. Bedroom 3 (Ensuite) 4.7m x 3.6m French Pine flooring, rear aspect, walk in wardrobe and en-suite with wc, whb, shower. Bedroom 4 4.6m x 3.6m French Pine flooring, walk in wardrobe, overlooking front lawn. Bedroom 5 5.3m x 4.8m French Pine flooring, walk in wardrobe, overlooking front lawn and en-suite with wc, whb, shower, frosted window. Family Bathroom 2.7m x 2.2m Fully tiled floor to ceiling, bath, free stand quadrant shower, wc, whb, frosted window. Block built Garage 8.0m x 5.3m With pitched tiled roof, partitioned into lock up store and fuel store. Features Built in 2003 Spacious c. 2.89 acre site - ideal for a garden enthusiast or hobby farmer. Oil fired central heating. New septic tank recently installed Viewing is a MUST!

MORE INFORMATION BER Rating BER Rating : B3 BER Number : <u>107031221</u> BER Energy Performance Indicator: : <u>149.58</u>

BASE INFORMATION:

Bed :	5
Bath :	4
BUILDING INFORMATION:	
Number of Flo	oors : 2
Floor area (To	otal) : 2583