



### V31RX28, Ballylongford, Kerry, Ballylongford

Charming renovated cottage in a peaceful rural setting.

\*\*\*\*SOLD\*\*\*\*Charming renovated cottage in a peaceful rural setting. The property is set upon a large spacious site with manicured lawns and an adjoining field. Total site extends to 0.47Ha/1.16 acres. There is a large detached block built garage to the rear measuring approx 64sqm with a pitched non drip clad roof and 2 vehicle access up and over roller doors. The site is completely enclosed and defined by a block built (plastered and capped) front boundary wall, mature hedging and ranch post and rail fencing. There is a mix of concrete and lawn to the front and a gravel yard to the rear. The property has gated vehicle and pedestrian access. Accommodation comprises of rear door entrance hall, shower room, kitchen/dining room, sitting room and 2 upstairs bedrooms. The entire house benefits from insulated slab except the flat roof extension to the rear. The property would appeal to a variety of discerning buyers to include first time buyers, investors and for the holiday home market. Viewing is highly advised and strictly by appointment only. Call sole agents Dillon Prendiville 068 21739 Accommodation Entrance hall 1.08m x 1.86m Vinyl flooring, built in storage and hotpress Shower room 2.66m x 1.26m Vinyl flooring, shower, wc and whb Kitchen/dining 4.49m x 4.09m Vinyl flooring, fitted kitchen, electric oven, solid fuel stove with back burner and a feature stone surround, staircase to second floor, front door with access to enclosed garden Sitting room 4.47m x 3.87m Laminate floor, dual aspect Landing 4.12m x 3.68m Carpet Bedroom 1 3.68m x 3.7m Carpet, recessed wall for fitted wardrobe, velux window, access to the attic via stira Bedroom 2 3.3m x 2.31m Carpet, built in sliding mirrored wardrobe, velux window Block built garage 9.24m x 6.93m Plastered inside and out, non drip clad roof, double glazed window, loft area, double up and over roller door Features Beautiful cottage style residence in turn key condition Spacious rear garden Proximity to Beale, Ballybunion and Littor beach Dwelling is serviced by mains water and onsite septic tank Property benefits from oil and solid fuel heating with an external heat pack Close proximity to Lenamore National school (1km), Tarbert comprehensive school (7km) and a number of schools in Listowel (11km) Mix of double and single glazed pvc and teak windows. The property is located approximately 1km off the L1012 road.

#### BASE INFORMATION:

Bed	: 2
Bath	: 1

#### BUILDING INFORMATION:

Number of Floors	: 2
Floor area (Total)	: 84