



### 99 O'Connell's Avenue, Listowel, V31Y225, Kerry

2 bedroom terraced house located in the heritage town of Listowel  
 \*\*\*\*UNDER OFFER\*\*\*\* Dillon Prendiville are delighted to bring to the market this 2 bedroom terraced house located in the heritage town of Listowel. The property is a short walk to all amenities and services. Accommodation comprises of open plan kitchen, dining and living room, downstairs bathroom, rear hallway and 2 bedrooms upstairs. There is a garden to the front of the property and a concreted yard to the rear with a block built lock up store which has access to a rear lane way. The property is serviced by solid fuel central heating, double glazed PVC windows, electricity, mains water and sewerage and on street parking. This would appeal to a wide variety of discerning buyers including first time buyers and investors. Viewing is highly advised and is strictly by appointment only. Contact Dillon Prendiville on 068 21739 or 087 406 1262. Accommodation Sitting/Living room 4.21m x 3.8m Tiled floor, solid fuel open fireplace, textured ceiling, staircase to first floor Kitchen/dining 4.21m x 2.32m Fitted kitchen, tiled floor, integrated fridge/freezer Rear hallway 2.22m x 0.9m Tiled floor, access to rear garden Bathroom 2.25m x 2.08m Fully tiled floor to ceiling, wc, whb, bath Bedroom 1 3.34m x 4.21m Laminate floor, street view aspect Bedroom 2 4.2m x 2.02m Laminate floor, built in storage with hotpress Lock up store 4.2m x 2.0m Block built store with galvanized steel roof and access to rear laneway Features Located in the heritage town of Listowel Short stroll to the town centre and all amenities and services Enclosed rear yard with lock up store and access to rear laneway Double glazed PVC windows throughout All mains services Solid fuel central heating Great starter home or investment opportunity

BASE INFORMATION:	
Rooms	: 6
Bed	: 2
Bath	: 1