



## Listowel, V31YC63 , Kerry

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We are delighted to offer this substantial detached home for sale within a highly sought after location at Ashfield. This spacious family home with south facing rear garden (ideal for garden enthusiasts), mini football pitch and trampoline. The dwelling offers well proportioned and light filled accommodation over two floors containing; entrance hall, sitting room, family room, kitchen/dining, utility and wc, 4 bedrooms (1 Ensuite) and family bathroom. Walking distance to schools (primary and secondary). The dwelling occupies a spacious corner site (built by John Allen Builder in 2000). It offers block built boundary walls and south facing rear aspect. Viewing is a must, strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Hall 2.5m x 3.0m Tiled floor and staircase to first floor. Family Room 4.7m x 4.0m Tongue and grooved oak flooring, dual aspect with bay window, recessed lighting and solid fuel open fireplace with marble surround. Kitchen/Dining 5.5m x 4.7m Tiled floor, fully fitted kitchen, solid fuel stove and feature bay window, dual aspect - overlooking rear garden. Utility/WC & Hot-press 3.4m x 3.0m Tiled floor and rear door access. Sitting Room 7.65m x 4.0m Tongue and grooved oak flooring, with provision for solid fuel open fireplace - dual aspect with French doors to rear garden. Landing & Ope 5.4m x 3.2m Tongue and grooved flooring throughout and attic hatch. Bedroom 1 4.0m x 4.0m With built-in wardrobe and Velux. Bathroom 3.0m x 2.2m Tiled floor, bath, wc, whb and Velux. Bedroom 2 3.4m x 4.0m With built-in wardrobe and Velux. Bedroom 3 4.0m x 4.0m With recessed built-in wardrobe. En-suite 2.25m x 1.5m Tiled floor, electric shower, wc, whb and frosted gable window. Bedroom 4 4.0m x 3.7m Store Room & Boiler 3.2m x 3.2m Features: Block built boundary walls with gated access. Wet dash render. Fully alarmed. Oil fired central heating & all public services. Location, location, location. Spacious & light filled accommodation.

### BASE INFORMATION:

Bed	: 4
Bath	: 2

### BUILDING INFORMATION:

House Style	: Detached
Built on	: 2
Floor area (Total)	: 180