



Clieveragh, Listowel, V31XW35, Kerry

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****UNDER OFFER**** No. 10 Clieveragh Park is about location and style and offers space, a quality finish, mature front and rear gardens, privacy and convenience. It will suit young growing families, and retirees wishing to downsize in equal measure. It offers so much flexibility; retain the current layout or choose to extend as and when the need arises - the choice is yours. The property has been modernised by the vendors and it now offers a contemporary living space with a good flow between internal and external spaces. Orientation is on an east west axis with morning to noon sunshine benefiting the kitchen and patio areas while the evening sun casts light and warmth over the front garden, front living room and hallway. The rear garden lends itself to play, entertaining guests, and eating out. Those with green fingers will appreciate the mature beech, Griselinia, box hedges, the myriad shrubs, heathers and specimen trees. The garden shrubs and flowers add colour from spring through autumn. Viewings are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 or Horgan Properties 068-24793. Accommodation: Entrance Porch and Hallway 3.5m x 2.5m Solid wooden front door opens to a good sized bright porch with floor to ceiling double glazed window and wooden floor. Hallway has glazed door, coved ceiling, wooden floor, radiator, large cupboard space and stairs to first floor. Sitting Room 3.91m x 3.66m A bright room with large window overlooking the front garden. Pine door from the hall, coved ceiling, radiator, carpeted floor and dark smooth stone style open fireplace. Double pine doors lead to the kitchen / dining area. Kitchen / Dining Area 7.0m x 3.66m Fitted kitchen with integrated ceramic hob, built in electric oven, dishwasher and a sink by the window with wooden style countertop to match wooden flooring. Large open pantry and enclosed area for fridge. Access to utility area, garage and outside. The coved ceiling around the kitchen continues through to the open plan dining area. This area includes radiator, continuation of the wooden flooring, patio doors to the outside decking area and double pine doors to the sitting room. Utility 2.74m x 1.52m Countertop, wall units plumbed for washing machine with space for dryer and fridge, access to garage and back garden. Downstairs WC 1.22m x 1.52m Wc and whb. Garage 2.0m x 4.0m With up and over steel door. First Floor Landing L shaped stairs leads to carpeted upper landing with hot-press. Bedroom 1 3.91m x 3.66m Carpeted double bedroom, radiator - front aspect. Bedroom 2 3.15m x 2.59m Carpeted bedroom with built-in wardrobe, radiator - front aspect. Bedroom 3 3.05m x 3.35m Double bedroom, radiator - aspect over the back garden. Bedroom 4 2.13m x 3.05m Carpeted, radiator - aspect over the back garden. Family Bathroom 1.83m x 2.13m Recently fully fitted with tiled floor, floor to ceiling tiles throughout and electric shower over bath. Outside: Large, sunny, slightly raised garden, with side entrance pedestrian access. It is fenced along one side and at the rear. A small wall provides an area for plants in front of the fence. A pathway leads to a decked seating area at the back which compliments the decking at the front of the garden, both ideal for outdoor dining, and capturing the sun throughout the day. The garden includes an area for growing your own produce, children tree house and an area for swings. A good sized hedge runs along the opposite side to the fence to provide an enclosed private mature rear garden, ideal for a family. The front garden is laid out in grass surrounded by mature hedging and a tarmac driveway. Features: 5 minutes walk to town centre and all amenities. Double glazed PVC windows throughout. Mains water and sewer, oil fired central heating with separate zones and outside boiler. Mature private garden adapted for children. Great for play and for family pets. Side garage offers invaluable space for storage. Viewing is highly advised - call 068-21739 & 068-24793.

BASE INFORMATION:

Bed	: 4
Bath	: 2

