



### Moyvane, Kerry

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This charming detached bungalow is located in Knockanure village and occupies a mature and generous size site. The dwelling offers spacious accommodation including entrance hall, sitting room, study, reception, living/dining, kitchen, utility, 3 bedrooms (1 Ensuite) and bathroom. There is a mature front garden with gated vehicle access, tarmac driveway and carport with a large mature lawn to the rear. The dwelling is of block construction with a brick facade, pitched roof and flat roof to the rear. The property is serviced by on-site septic tank, mains water, oil fired central heating and a gas open fire. Viewing is a must to appreciate the potential that is on offer here! Viewings are strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 Accommodation: Entrance Porch & Hall 4.7m x 1.8m Entrance Porch has tiled floor - Hall has semi-solid floor. Sitting Room 4.6m x 3.9m Fitted carpet and built-in display. Study 3.4m x 2.65m Fitted carpet, built-in shelving and French doors to covered patio area. Reception 2 3.4m x 3.7m Polished granite fireplace with gas fired insert with cast iron surround and built-in display. Living/Dining 4.0m x 4.4m Dual aspect, overlooking the rear garden and sliding patio door to patio area. Kitchen/Breakfast 3.2m x 2.8m Tiled floor, fitted kitchen with dishwasher and double oven. Utility 2.5m x 3.2m Fully fitted units, plumbed for washer/dryer, fridge freezer, wc and whb. Corridor 4.6m x 1.0m With hot-press and attic access hatch. Bedroom 1 3.5m x 3.4m Recessed built-in wardrobe and sink. Bedroom 2 3.0m x 2.7m Recessed built-in wardrobe and sink. Bedroom 3 (Master) 4.7m x 3.2m Rear door access to garden. Ensuite is fully tiled floor to ceiling with elegant white matching suite, electric shower, wc and whb. Family Bathroom 2.6m x 2.9m Fully tiled floor to ceiling, corner bath, walk-in tiled shower, wc and whb. Lock-up Store 1.5m x 1.5m Block built with galvanised roof. Features: Opposite Knockanure National School - walking distance to Roman Catholic Church. Block built with brick facade - tiled roof. Car-port/Patio covered canopy - Tarmac driveway. Double glazed PVC windows - pumped cavity walls. Piped gas cylinder X 2 for gas open fireplace. Flat roof rear extension. Flynn's Public House. Moyvane 4 km, Listowel 10km & Abbeyfeale 13 km.

#### BASE INFORMATION:

Bed	: 3
Bath	: 2