



2 Seamount, Kit Ahern Road, Ballybunion, Ballybunion, V31H278, Kerry

We are delighted to offer 2 Seamount on the Kit Ahern Road in the beautiful seaside resort of Ballybunion. We are delighted to offer 2 Seamount on the Kit Ahern Road in the beautiful seaside resort of Ballybunion for sale by private treaty. The two-storey semi-detached home is within a mere hob, skip and jump of all amenities and offers ample off-street parking. The spacious dwelling contains ent. hall, sitting, kitchen/dining room, family bathroom, 3-bedrooms and shower room. The dwelling occupies a large site with front, rear and side garden/yard area and certainly offers potential for a side extension/sun lounge. The property is within a few minutes drive from Ballybunion Golf Club and Championship Golf Courses. Viewing is highly advised. For a viewing appointment please call us on 068 21739. Accommodation Entrance Hall 5.0m x 1.8m Tiled floor, carpet staircase, plumbed for washing machine underneath the stairs, hot press with "firebird" Super Q 50/82 oil boiler. Sitting Room 4.7m x 3.85m Tongue and groove oak floor, solid fuel open fireplace with mahogany surround and cast iron insert, double glass panel doors leading to kitchen/dining. Kitchen/Dining 4.8m x 3.55m Tiled floor, fully fitted kitchen and sliding patio doors to rear garden and patio area. Bathroom 2.7m x 1.8m Fully tiled floor to ceiling, bath with overhead electric Triton shower, wc, whb and frosted window. Landing area 3.0m x 2.0m Fitted carpet and gable window, attic hatch. Shower room 2.45m x 2.0m Fully tiled floor to ceiling, large shower, wc, whb, frosted window. Bedroom 1 4.3m x 3.8m Tongue and groove floor, built in wardrobes, overlooking street. Bedroom 2 3.9m x 3.6m Tongue and groove floor, built in wardrobes, overlooking rear shed and views of "Cnoc an Oir" Hill. Bedroom 3 3.0m x 3.0m Tongue and groove floor, built in wardrobes, overlooking rear shed and views of "Cnoc an Oir" Hill Features · Built in 1999 · Steel tech garden shed measuring 60sqm on concrete plinth · Oil tank secured and screened off · Ample off street parking with secure rear garden · Large site with a block built boundary wall · All mains services · Walking distance to all amenities

BASE INFORMATION:

Bed	: 3
Bath	: 2

LAND INFORMATION:

Square feet	: 98
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