



### 42A Bruach Na Gaile, Moyvane, V31RY22, Kerry

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V31RY22 This well presented 3 bedroom, 3 bathroom semi detached home is located in the village of Moyvane, Co. Kerry approximately 11.5km from Listowel and 8.2km from Tarbert. The property occupies a spacious site and is within walking distance from all local amenities such as primary schools, shops and the church. Accommodation comprises entrance hallway, kitchen, living room, downstairs wc, 3 bedrooms (1 ensuite) and family bathroom. Externally there is a tarmac driveway with off street parking for 2 cars to the front and a fully enclosed rear yard with block built boundary walls and a steel tech shed measuring approx 23sqm. This home will appeal to first time buyers, families and investors. Call Dillon Prendiville for a viewing on 068 21739 or 087 406 1262 Accommodation Entrance Hall 2.2m x 5.0m Incorporating downstairs wc under staircase - tiled floor, wc, whb, staircase to first floor. Kitchen 4.7m x 2.9m Tiled floor, fully fitted kitchen, electric oven, hob and overhead extractor, stainless steel sink, plumbed for washing machine and dishwasher, dual aspect. Living room 3.1m x 5.3m Tiled floor, solid fuel open fire place, double french patio doors to rear yard. Landing 3.07m x 1.03m Laminate flooring, hotpress, attic hatch. Bedroom 1 (Master En-suite) 5.3m x 4.5m Laminate flooring, walk in wardrobe with built in storage, front aspect. En-suite - wc, whb, triton shower with tiled splash area. Bedroom 2 2.9m x 2.6m Laminate flooring, rear aspect. Bedroom 3 2.6m x 2.7m Laminate flooring, rear aspect. Family bathroom 2.45m x 2.02m Laminate flooring, wc, whb, bath with overhead shower, frosted window. Steel tech shed 6.7m x 3.4m Concrete floor, shelving  
 Features · Short stroll to all local amenities · Proximity to Beale, Ballybunion and Littor beach · Double glazed PVC windows and doors throughout · Steel tech shed to rear measuring approx 23sqm · All mains services - oil fired central heating, solid fuel open fire · Tarmac driveway, fully enclosed concrete rear yard, block built boundary walls

**BASE INFORMATION:**

Bed : 3  
 Bath : 3

**BUILDING INFORMATION:**

Built on : 2006