



**FOR SALE BY PRIVATE TREATY**

**1108 KILKEE BAY APARTMENTS,  
KILKEE,  
CO. CLARE V15HD51**

**PRICE: €99,950.00**



## DESCRIPTION

We are delighted to offer for sale this spacious second floor two bedroom apartment located in the seaside town resort of Kilkee.

The property is situated adjacent to the Kilkee Bay Hotel and is within immediate proximity of the 18 hole Golf Link Course, cliff walks, beach and the popular seaside resort town centre. Kilkee itself is a picturesque coastal town located in the west of Clare and is one of the favourite holiday destinations in the west of Ireland. Kilkee has attractions such as its mile long horseshoe bay and blue flag beach, waterworld, golf, fishing etc. while it provides services such as shops, pubs, restaurants, cafes and schools.

This spacious two bedroomed apartment comes to the market in excellent condition and comprises of open plan living room / dining room /kitchen, two double bedrooms main ensuite and bathroom. The property has electric heating and double glazed windows throughout.





## SPECIAL FEATURES

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Top floor  
 Double glazed windows  
 Modern bright apartment  
 Balcony  
 Walking distance to all amenities  
 Fully furnished  
 Two double bedrooms  
 Ensuite

## ACCOMMODATION

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|-------------------------------|---------------|---|
| • <b>Entrance Hallway</b>     | 4.80m x 1.15m | Intercom. Hotpress with dual immersion.   |
| • <b>Living / Dining Room</b> | 6.00m x 3.65m | TV point. Access to balcony via double glazed wood grain PVC french door.   |
| • <b>Balcony</b>              | 2.25m x 2.85m |   |
| • <b>Kitchen</b>              | 3.15m x 1.80m | Modern fitted shaker style kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electrolux oven with four plate hob. Extractor fan. Tricity Bendix dish washer. Tricity Bendix washing machine. Tricity Bendix fridge. |
| • <b>Bedroom 1</b>            | 4.45m x 2.88m |   |
| • <b>Ensuite</b>              | 2.35m x 1.60m | Tiled shower cubicle with Triton T80XR electric shower. W.C. Wash hand basin. Tiled floor. Creda heater.  |
| • <b>Bedroom 2</b>            | 3.50m x 2.90m |   |
| • <b>Bathroom</b>             |               | Bath with glass shower door. Tiled surround. W.C. Wash hand basin. Tiled floor. Extractor fan. Creda electric heater.   |





## PRICE

€99,950

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.