

## Outside

Fully walled front garden. Gated side entrance way. Large rear garden mainly laid to lawn, walled to both sides & fenced to rear. Patio area. Outside tap and light.

## Directions

Proceed to end of O'Curry Street. At roundabout follow road towards the West End. Turn left by the old Victoria Hotel. Take 2nd left.



Viewing strictly by appointment

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**7 Pairc Na Blathanna,  
Kilkee,  
Co. Clare.**

**Price**

**Region €135,000**

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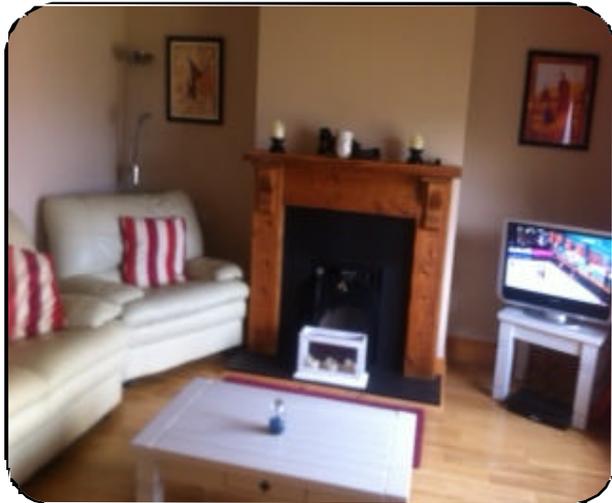
A great opportunity arises to acquire this fabulous seaside resort property, which is located within 100 metres of the promenade and beach and positioned in a modern cul de sac estate just a short walk from the town centre and all its amenities.

The property, built c. 2004 comprises of entrance hallway, living room / dining room / kitchen, utility, shower room, three bedrooms and bathroom.

The well presented property is further enhanced by a large rear garden and front garden with driveway.

#### Special Features

- \* Semi detached
- \* Double glazed windows
- \* Excellent condition
- \* Large rear garden
- \* Contents included
- \* 100 metres from beach front
- \* Electric central heating
- \* Cul de sac



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood floor. Understairs storage area.
Living Room	7.58m x 4.0m 24'8" x 13'1"	Tiled Floor. Hardwood oak flooring. Feature cast iron fireplace with ornate surround & marple hearth. T.V. point.
Kitchen / Dining Room	3.64m x 2.2m 11'9" x 7'2"	Ample array of eye and floor level units. Electrolux electric oven & four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Splash back area. Plumbed for dishwasher.
Utility Room	2.66 m x 2.1 m 8'7" x 6'9"	Plumbed for washing machine. Tiled floor. Eye and floor level units. Worktop.
Shower Room	2.66m x 1.0m 8'7" x 3'3"	Fully tiled floor & walls. Mira Elite 2 electric shower. W.C. Wash hand basin.
Landing		Hotpress with dual immersion.
Bathroom	2.16m x 1.96m 7'1" x 6'4"	Fully tiled walls & floor. Bath with shower attachment. W.C. Wash hand basin.
Bedroom 1	3.77m x 3.42m 12'4" x 11'2"	Pine flooring.
Bedroom 2	4.0m x 3.88m 13'1" x 12'7"	Pine flooring.
Bedroom 3	2.4m x 2.35m 7'8" x 7'7"	Pine flooring.