

For Sale by Private Treaty

**3 The Old Salmon Hatchery, Waterville, Co. Kerry V23V384**



A fantastic property adjoining Hogs Head Golf Club and just 1.2km, (0.7 miles), from the centre Waterville.

The property forms part of a small development of just 7 similar style detached dwellings on their own sites.

The house faces west looking towards Ballinskelligs Bay and Waterville House.

The property has in recent years has been upgraded and extended and now has very spacious and comfortable accommodation all of which is in excellent decorative condition.

Waterville is a superb holiday location with two world class golf clubs, a selection of quality restaurants, hotel (Butler Arms) two supermarkets, a pharmacy etc.

There is excellent fishing both sea and lake, (Lough Currane), beaches and hillwalking all within minutes of this property.

A house of this quality is hard to find and add in the situation and the location you have a rarity which has to be seen to be appreciated.

**DETACHED**

**4 BED/3 BATH**

**(181.6Sqm/1,955sqft)**

**BER C1**

**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Entrance Hall (2.07m X 1.55m)

With hanging area and storage cupboards

### Living Area (6.43m X 3.64m)

Polished Oak flooring, recessed lighting, open fireplace, open arch through to Kitchen patio door to south facing patio.

### Kitchen (4.4m X 2.92m)

Fully fitted and equipped 'Glenline' Kitchen, integrated fridge freezer, Neff hob and extractor, double oven, dishwasher, pull out larder unit, island unit with Granite top incorporating stainless steel sink unit with mixer tap and breakfast bar, recessed lighting, tiled floor.

### Dining Room (3.22m X 3.18m)

Vaulted ceiling with Velux window (remote controlled), French door to patio and garden, built in display cabinet, tiled floor.

### Utility Room (3.22m X 1.57m)

Fitted with storage presses, plumbed for automatic machines, tiled floor, door out to rear.

### Lounge Room (6.75m X 4.13m)

Vaulted ceiling, recessed lighting, Oak hardwood flooring, Valentia slate fireplace with Oak mantle and wood burning stove, excellent windows on three sides.

### Bathroom (1.86m X 1.88m)

Bath with shower attachment, W.C., wash hand basin, fully tiled, heated towel rail.

### Hot Press

With storage

### Bedroom 1 (2.94m X 3.19m)

Fitted wardrobe, hardwood flooring.

### Bedroom 2 (3.2m X 3.01m)

Fitted wardrobe, hardwood flooring.

### First Floor

### Bedroom 3 (4.35m X 3.23m)

Fitted wardrobe and storage unit, storage space under roof.

### Ensuite Shower Room (1.83m X 1.44m)

Shower, W.C., wash hand basin, fully tiled and heated towel rail. Under floor heating.

### Bedroom 4 (4.55m X 4.01m)

Fitted wardrobe and storage unit, storage space under roof.

### Ensuite Shower Room (1.83m X 1.56m)

Shower, W.C., wash hand basin, fully tiled and heated towel rail.

## Outside

### Garage Store House (3.92m X 2.51m)

Double doors, valuated ceiling incorporating central heating unit and water pressure system.



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