

Second Floor			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	2.6m x 5.15m 8'5" x 16'9"		White aluminium entrance door with frosted glass inset. Tiled floor. Fitted wardrobe.
Bedroom 4	2.8m x 5.15m 9'2" x 16'9"		Fitted wardrobe.

Directions

On entering Kilkee take a left turn onto the Circular Road. Pass the Catholic Church and take the next turning into the left (same entrance as Gort an Clochair) and first left again.



Viewing strictly by appointment

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**8 The Strands,
Kilkee,
Co. Clare.**

Price

Region €144,950

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A great opportunity arises to acquire this very well presented four bedroom holiday home in this ever popular seaside resort of Kilkee.

The bright, spacious and recently upgraded accommodation comprises of entrance hallway, living room, kitchen / dining room, four bedrooms (main ensuite) and bathroom.

The property has a private and walled rear garden currently laid out as a patio. The front has communal parking overlooking a green area and also has panoramic views of the surrounding countryside.

This property is located only C. 100 meters from the famous Horseshoe Beach and Bandstand.

Special Features

- * End of terrace
- * 3 storeys
- * 4 double bedrooms
- * Double glazed windows
- * Modern fitted shaker style kitchen
- * Excellent decorative condition
- * Living room with bay window offering panoramic views of the surrounding countryside
- * Walled and private rear garden which is maintenance free and fully flagged
- * C. 100 meters from Kilkee's famous Horseshoe Beach and Bandstand
- * Ensuite
- * Communal parking
- * **BER Rating: D2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.8m x 1.3m 15'7" x 4'3"	White aluminium entrance door with frosted glass inset. Tiled floor.
Living Room	4.15m x 5.6m 13'6" x 18'4"	Large bay window. Hardwood oak flooring. Electric wall fire. T.V. point.
Kitchen / Dining Room	2.7m x 2.6m 8'9" x 8'5" 4.3m x 2.5m 14'11" x 8'2"	Modern fitted shaker style kitchen with good range of eye and floor level units. Display cabinets. Cutlery drawers. Fitted wine rack. Whirlpool electric oven and four plate hob. Extractor fan. Integrated Whirlpool fridge freezer. Integrated Whirlpool dishwasher. Whirlpool microwave. Single drainer 1 1/2 bowl stainless steel sink unit. Franke with mixer tap. Worktop space. Fully tiled floors. Double glazed sliding patio door to rear garden.
Upstairs		
Bathroom	3.25m x 2m 10'7" x 6'6"	Bath with tiled surround. Folding shower door. W.C. and wash hand basin.
Bedroom 1	3.92m x 2.6m 12'9" x 8'5"	Fitted wardrobes.
Bedroom 2	2.8m x 4.3m 9'2" x 14'11"	Range of fitted wardrobes. T.V. point.
Ensuite Shower Room	3.1m x 1.05m 10'2" x 3'4"	Fully tiled shower cubicle. W.C. and wash hand basin.