

BER A2



18 Lough Currane
Waterville, Co. Kerry

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18 Lough Currane, Waterville, Co. Kerry

Nestled in the heart of Waterville, this development comprises 21 detached holiday homes including both 3-bedroom and 4-bedroom units. Three of the 4-bedroom houses feature outdoor heated swimming pools measuring 8m x 3m x 1.5m. The properties are situated approximately 300 meters from Waterville village center, offering convenient access to shops, restaurants, and the beach.

No. 18 comprises a four-bedroom, three bathroom detached property extending to approx. 149 sqm (1,604 sqft) built in 2006, offering an A2 energy rating and finished to a high standard throughout. The Accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/dining, bedroom, family bathroom and utility all on ground floor level. The first floor comprises of three double bedrooms with the master offering an en-suite and finished with a family bathroom. There is an attic for storage space and all of the bedrooms offer built in wardrobes. The site extends to approx. 0.1 acres with double doors off the dining room leading to an outdoor patio area. The main attraction of this show house is the outdoor heated swimming pool which is excellent for entertaining family or friends. There is a garden shed for extra storage space.

The property is within walking distance of Waterville village with a range of local amenities to include Butler Arms Hotel, The Lobster bar and restaurant, Dooley's Seafood and steak house and Waterville Beach. There are two well known golf resorts to include Waterville Golf Links and Hogs Head Golf Club. Lough Currane development is approx. 63km east of Killarney town centre.

Waterville is a picturesque seaside village situated on the Iveragh Peninsula in County Kerry. It lies between Lough Currane to the east and Ballinskelligs Bay to the west. The village is renowned for its scenic beauty, outdoor activities, and as a base for exploring the Ring of Kerry. Lough Currane is a 2,500-acre lake famous for its salmon and sea trout fishing. The area offers a range of recreational opportunities, including golf, hillwalking, and water sports. Effectively Waterville has become a golf destination which now stands as one of the finest across Europe.

Viewing is highly advised to appreciate this truly unique property. The show house unit does not come fully furnished, however there is an opportunity to purchase the furniture separately through the interior designer.

Features

- Heated outdoor swimming pool
- Annual service charge €750 per annum
- PVC double glazed windows
- A2 Energy rating
- Air to water heating system
- Private driveway for two parking spaces
- A short stroll from Waterville village





18 Lough Currane

Broadband

Broadband options are fibre from Eir and other fixed line operators and satellite from various providers.

Water and Heating

Mains water, air to water heating system, mains sewerage.

Electric

Mains electric with smart meters.

Legal

Mullan and Associates solicitors is Ms Tracy Mullan. The property is offered for sale as a Freehold title with full vacant possession. The property is currently a holiday home planning permission on the title deeds.

Fixtures and fittings

Plumbed appliances and kitchen white goods to include cooker, ovens, hob, fridge, freezer, dishwasher, washing machine and dryer. All furniture in the show house is not included in the sale but can be purchased separately through the interior designer.

Outside

The property is accessed off Southview Terrace Road in the residential development of Lough Currane comprising of 21 detached properties. The development is well maintained with communal green areas, playground and off-street residential parking via cobble lock driveways and paved patios. No. 18 offers a unique opportunity for a potential purchaser to acquire the largest site size in the development of approximately 0.1 acres. There is a detached garden shed for storage space.

The development at Lough Currane is within walking of Waterville a picturesque village located on the N70, Ring of Kerry driving route with stunning views overlooking Ballinskelligs Bay and the Wild Atlantic Way. Hogs Head & Waterville Golf Courses, Waterville GAA grounds & Lough Currane Pier are all within close proximity. The overall site size of the residential development is approximately 2.35 Hectares (5.8 acres).

Price

€385,000

BER Information

BER: A2

BER NUMBER: 116838806

EPI: 46.79 (kWh/m²/yr)

Eircode

V23 P990





OFFICES

1 South Mall,
Cork, T12 CCN3
T: (021) 427 8500
E: cork@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

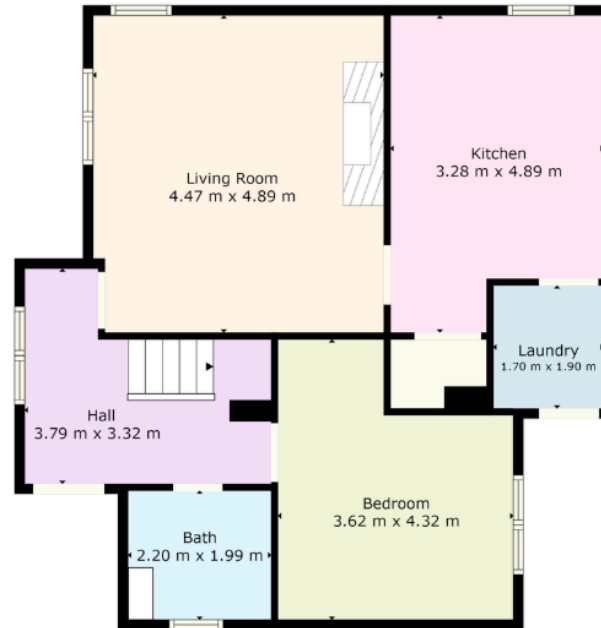
St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
T: 01 638 2700



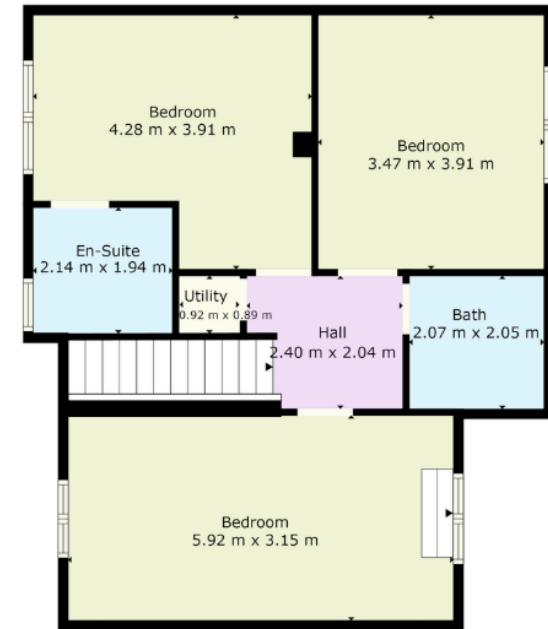
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FLOOR PLAN Not to scale - for identification purpose only.

Ground Floor



First Floor



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