

FOR SALE BY PRIVATE TREATY



BER C3

**70 Meadowlands Estate, Oakpark, Tralee,
County Kerry V92 WN2Y**

DNG WH Giles are proud to present this beautifully modernised four bedroomed semi detached home located in the quiet and mature residential Oakpark area, minutes walk to all amenities such as Meadowlands Hotel, Gala Store, Medical centre, Chemist, Hairdressers and walking distance to Town Centre.

Advised Market Value €180,000



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Company Reg No: 124045 | Vat No: 4711885T



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This property was recently refurbished including new flooring in the Hall, Kitchen and Dining Area, together with a new fitted kitchen installed with appliances. The Kitchen itself is spacious and has a great solid oak kitchen with brilliant features such as larder area and discreet bin area. The Dining Area has a warm stove with back boiler and offers an excellent sizeable space for dining and relaxing. The living area is spacious and finished with a nice wallpaper and carpet. The garage was also converted to currently incorporate a playroom/office but could easily be utilised as a ground floor bedroom.

On the first floor there is a modernised shower room with three bedrooms, two double and one single all with built in wardrobes.

The biggest selling point with this property is its large rear garden that was recently paved and landscaped providing a beautiful space for family and friends to gather and children to play.

At the front of the property the garden is maintenance free having been superbly finished and paved ideal for parking two cars.

This is a fantastic walk-in family home with wonderful outdoor space to enjoy, in a great location. Viewing is advised!

Hall 2.7m (8'10") x 4.47m (14'8")

newly tiled floor, stairwell, access available to Bedroom/Playroom/Office

Living Area 4.13m (13'7") x 3.38m (11'1")

Carpet

Kitchen/Dining Area: 6.3m (20'8") x 3.52m (11'7")

Stove with back boiler, newly tiled floor, solid oak eye and floor level kitchen units, sink unit, built in dishwasher, fridge freezer, cooker and hob, sink unit, larder press, bin press, tiled splash back, recessed lighting,

Utility: 2.5m (8'2") x 2.2m (7'3")

tiled floor, washing machine, dryer, counter area

W.C. 0.06m (2") x 1.6m (5'3")

wc, whb

Playroom/Office/Ground floor bedroom: 2.5m (8'2") x 3.9m (12'10")

tiled floor

Shower Room 1.89m (6'2") x 4.43m (14'6")

fully tiled, wc, whb, electric shower

Bedroom 2 2.92m (9'7") x 4.3m (14'1")

built in wardrobe, carpet

Bedroom 3 3.55m (11'8") x 4.57m (15'0")

built in wardrobe, carpet

Bedroom 4 2.88m (9'5") x 2.61m (8'7")

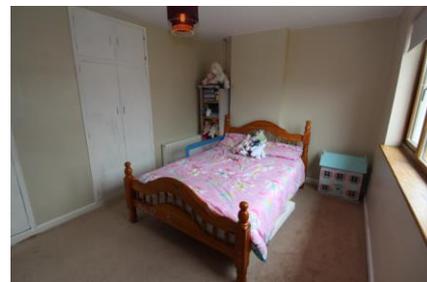
built in wardrobe, carpet

Outside

Paved patio area to rear with large garden, oil tank, shed. To the front is a paved off street parking area with landscaped garden.

Directions

V92 WN2Y



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