



KLONDYKE

LISCANNOR ROAD, LAHINCH, CO. CLARE

FOR SALE BY PRIVATE TREATY

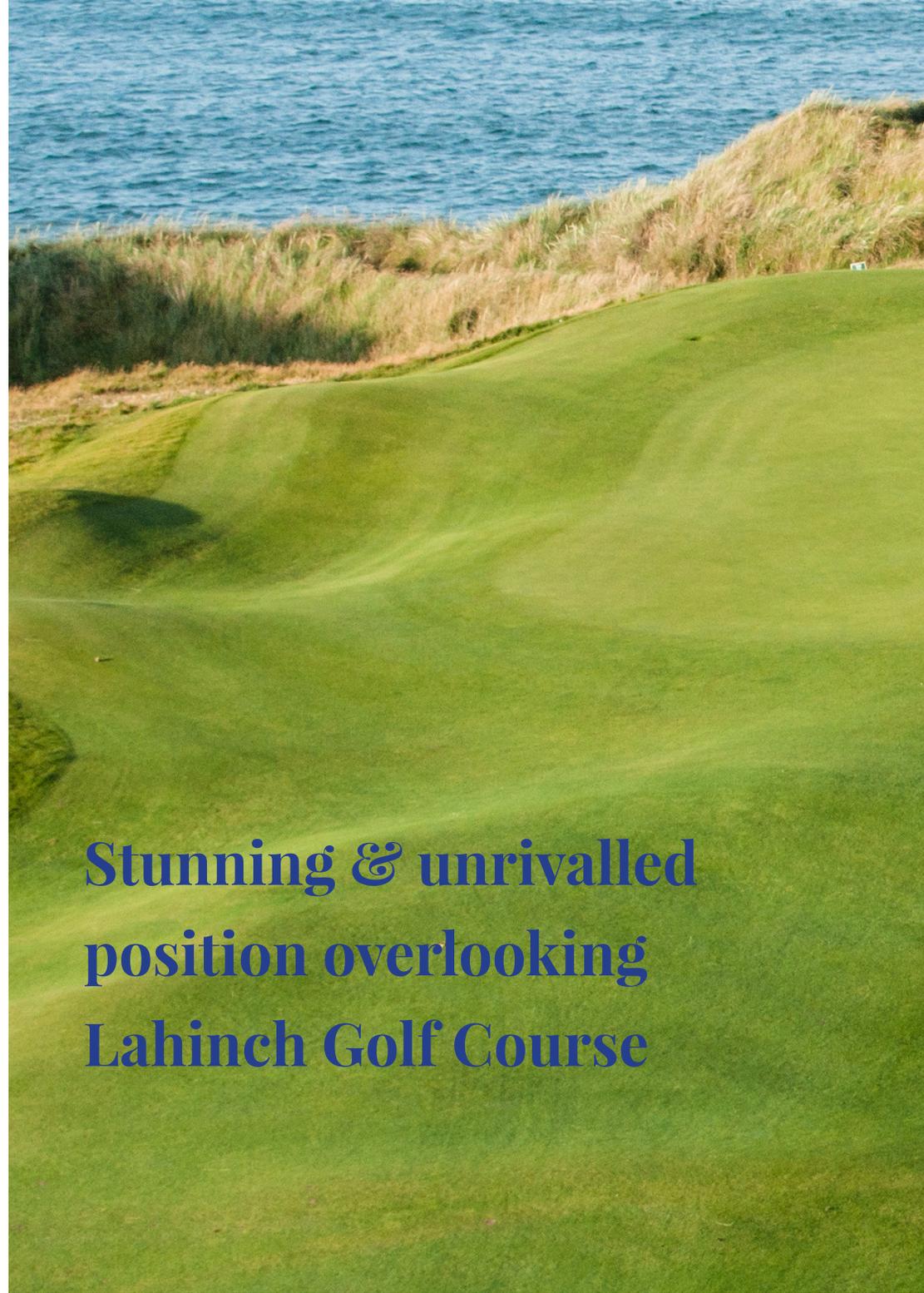
LOCATION

“Klondyke” on 0.375 acres is positioned in an unrivalled location on the Liscannor Road, overlooking two of golf’s most iconic holes, namely The Klondyke and The Dell.

Klondyke, enjoys panoramic views of both Lahinch Golf Links and The Castle Course to the rear. Lahinch Golf Course, designed in 1894 by the famous Old Tom Morris, is a world renowned golf course. In addition to the stunning views of the Klondyke’s green, the tee box of The Dell, this magnificent holiday home also enjoys a glorious view of the 17th green.

Lahinch, known to all as the home of Irish golf, is one of Ireland’s most popular tourist resorts. It is situated on the western seaboard of County Clare, along the Wild Atlantic Way. Apart from its famed Golf Link, Lahinch is also renowned for its 1.6kms golden sand EU flagged beach, water sports including surfing, angling, scuba diving and an array of amenities and attractions in the area including The Cliffs of Moher, The Burren, villages and towns like Liscannor, Doolin, Lisdoonvarna and Miltown Malbay, famed for Irish music and dance.

Klondyke, occupies one of the most enviable positions in this iconic location, along the western seashore.



**Stunning & unrivalled
position overlooking
Lahinch Golf Course**



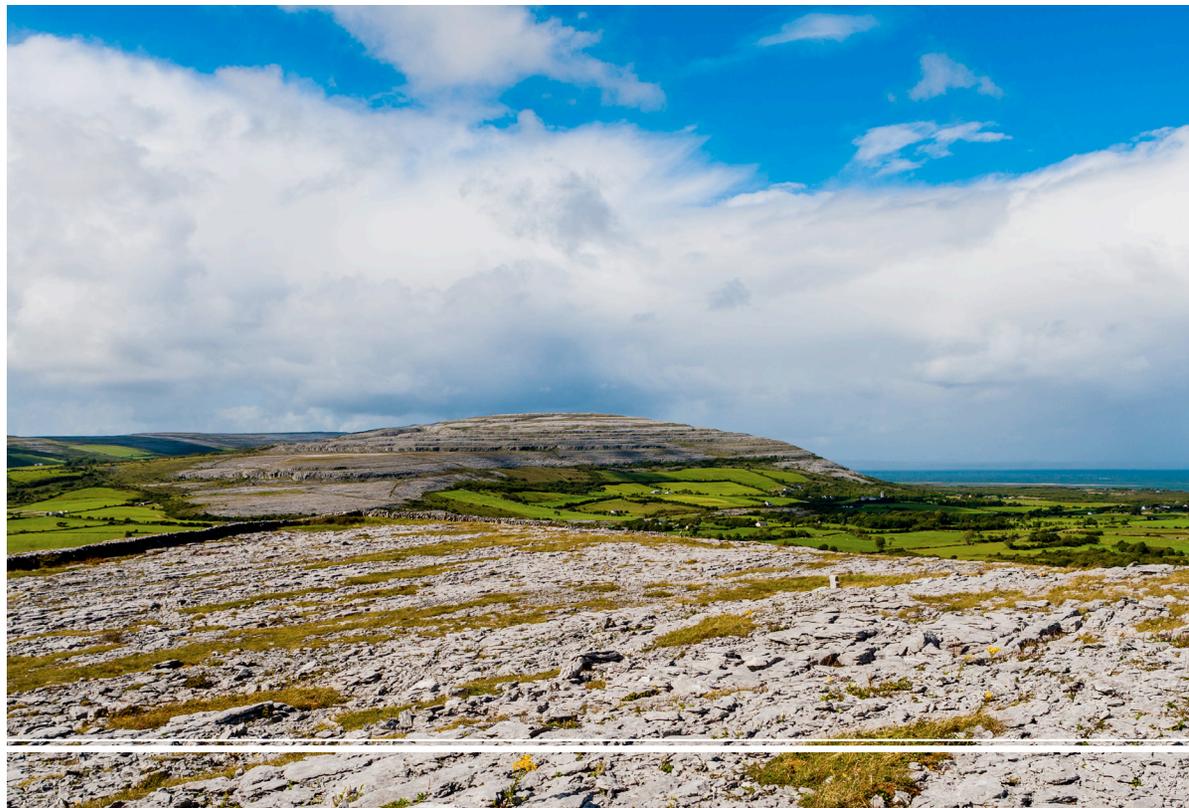
DESCRIPTION

Klondyke was constructed in c.1966. The house sits resplendently on a 0.375 acre site with almost 360-degree views of golf course scenery. Internally, it is cleverly laid out as a holiday home, featuring an open plan sitting room/kitchen/dining room with extensive front, side and rear glazing. Klondyke also features an attractive entrance and five bedrooms, two with ensuites.

There is redevelopment potential, subject to planning for one or two homes of distinction.

FEATURES AND SERVICES

- Stunning and unrivaled position overlooking Lahinch Golf Links
- Within 750 m of Lahinch Clubhouse and Lahinch Main Street
- Attractive holiday home with enormous scope
- Potential redevelopment subject to planning
- Rare and unique opportunities
- Liscannor slate, low wall boundaries and frontal façade
- All mains services





ACCOMMODATION

Entrance Hall	Parana pine panelled walls
Open plan sitting room/kitchen/dining room	9.725 x 4.275 + 2.650 x 1.665 Liscannor stone faced fireplace, fitted kitchen
Bedroom No. 1	3.570 x 3.770 (ave) with built in wardrobes
Bathroom ensuite	fully tiled, bath, w.h.b., w.c.
Bedroom No. 2	5.480 x 2.533 carpeted, built in wardrobe, Parana pine panelled walls
Shower ensuite	Stand in electric shower, w.h.b., w.c.
Bedroom No. 3	3.258 x 2.880 Parana pine panelled walls, built in wardrobes
Bedroom No. 4	3.650 x 2.900, built in wardrobes
Bedroom No. 5	3.650 x 2.470, built in wardrobes
Shower Room	tiled walls, w.h.b., w.c. and stand in shower
Total gross internal floor area	Approximately 141.0 sq. m. (1,517 sq. ft.)





Not to scale. For illustrative purposes only.

PRICE

€750,000.

BER



BER No: 108809385

Energy Performance Indicator:

693.1 kWh/m²/yr

VIEWING

Strictly by prior appointment
through the joint Selling Agents.

CONTACT

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