



FOR SALE BY PRIVATE TREATY

**NO. 21 THE BROOKS,
KILKEE,
CO. CLARE V15TD96**

PRICE: €320,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this fantastic four bedroom detached property located in a modern cul de sac development just a short walk from Kilkee town centre.

Kilkee is a picturesque seaside town with a magnificent horse shoe shaped bay, sandy beaches, golf course and many amenities such as the cliff walks, pollock holes, Byrnes cove and a variety of cafes, pubs and restaurants.

This beautifully presented detached home boasts exceptional space and is in pristine condition with open plan kitchen / living / dining room, four double bedrooms and two shower rooms. It is situated in a private development offering a peaceful environment.

Outside the property is further enhanced with large front, side and rear gardens. The front has a pea graveled driveway for numerous cars, the side offers the potential to extend subject to planning permission and the back offers a south west facing private rear garden with a large patio area.

A viewing of this property is a must.



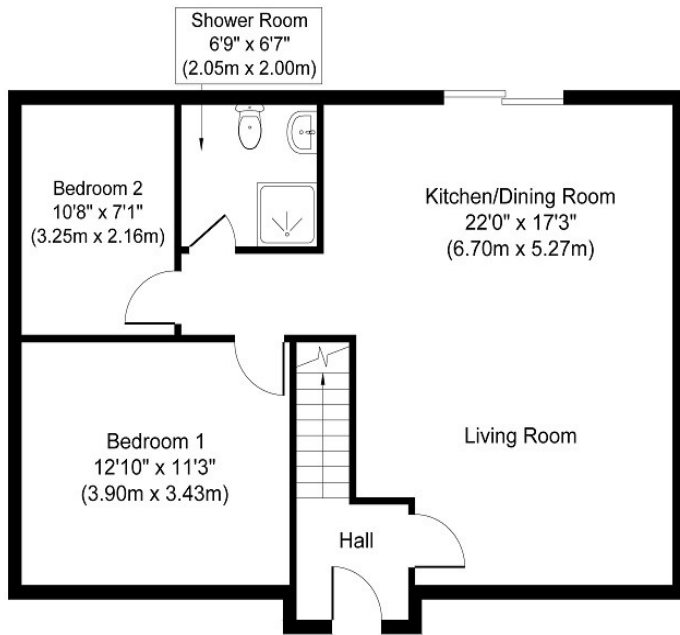


SPECIAL FEATURES

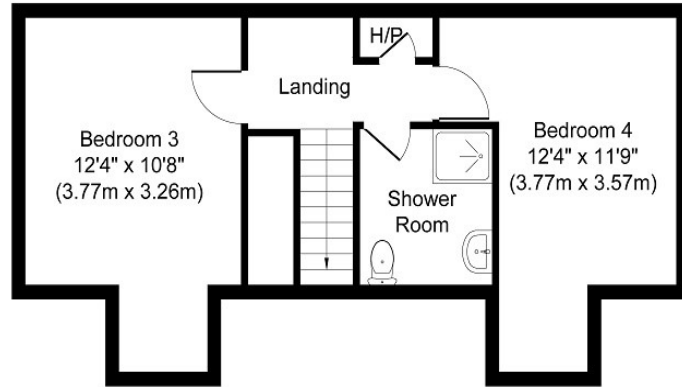
Detached
c. 108 Sq. M. (1,160 Sq. Ft.)
Electric heating
Double glazed windows
Alarm
South west facing rear garden
Potential to extend subject to PP
Four double bedrooms
Two shower rooms
Excellent decorative condition
Short distance to Kilkee town centre and beach

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door with frosted and leaded glass inset. Timber flooring.
- **Open Plan Kitchen / Living Room / Dining Room** Feature fireplace. TV point. Under stairs storage. Timber flooring. Modern fitted hand painted kitchen with array of eye and floor level units. Belfast sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Double glazed sliding patio door to rear garden.
- **Bedroom 1**
- **Bedroom 2** Timber flooring.
- **Shower Room** Shower cubicle with folding glass shower doors. W.C. Wash hand basin. Fully tiled walls and floor.
- **Upstairs** Landing. Hot press with dual immersion.
- **Bedroom 3** Range of fitted wardrobes. Tongue and groove sanded and varnished floor.
- **Bedroom 4** Tongue and groove sanded and varnished floor.
- **Shower Room** Shower cubicle with Triton T90 Si electric shower. W.C. Wash hand basin. Fully tiled walls and floor. Velux window.
- **Outside** Pea graveled driveway with ample car parking space. Large side garden with white picket fence surround. South west facing large rear garden part lawned and with an extensive flagged patio area. Steeltech shed outside. Tap.



Ground Floor
Approximate Floor Area
726 sq. ft
(67.47 sq. m)



First Floor
Approximate Floor Area
434 sq. ft
(40.35 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€320,000

DIRECTIONS

Google Map: V15TD96

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.