



FOR SALE BY PRIVATE TREATY

**4 CRESCENT PLACE,
KILKEE,
CO. CLARE V15R838**

PRICE: €300,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale this superbly appointed holiday home in the heart of Kilkee within 100m of Kilkee Beach and promenade. Crescent Place is just a short stroll to the beach, Marine Parade and O Curry Street. Kilkee is one of west Clare's most popular resorts hosting a number of amenities like it's famous horseshoe shaped sand beach, 18 hole golf course, Kilkee waterworld and an array of restaurants, bars and hotels and also a range of activities including diving, wind surfing, walking trails etc. Kilkee is also positioned along the Wild Atlantic Way and is within a short distance of Loop Head, Carrigaholt and Doonbeg Golf Club.

Accommodation comprises of entrance hall, open plan living room / dining room / kitchen, three spacious double bedrooms main ensuite and bathroom.

Outside there is an enclosed rear garden finished with patio paving.



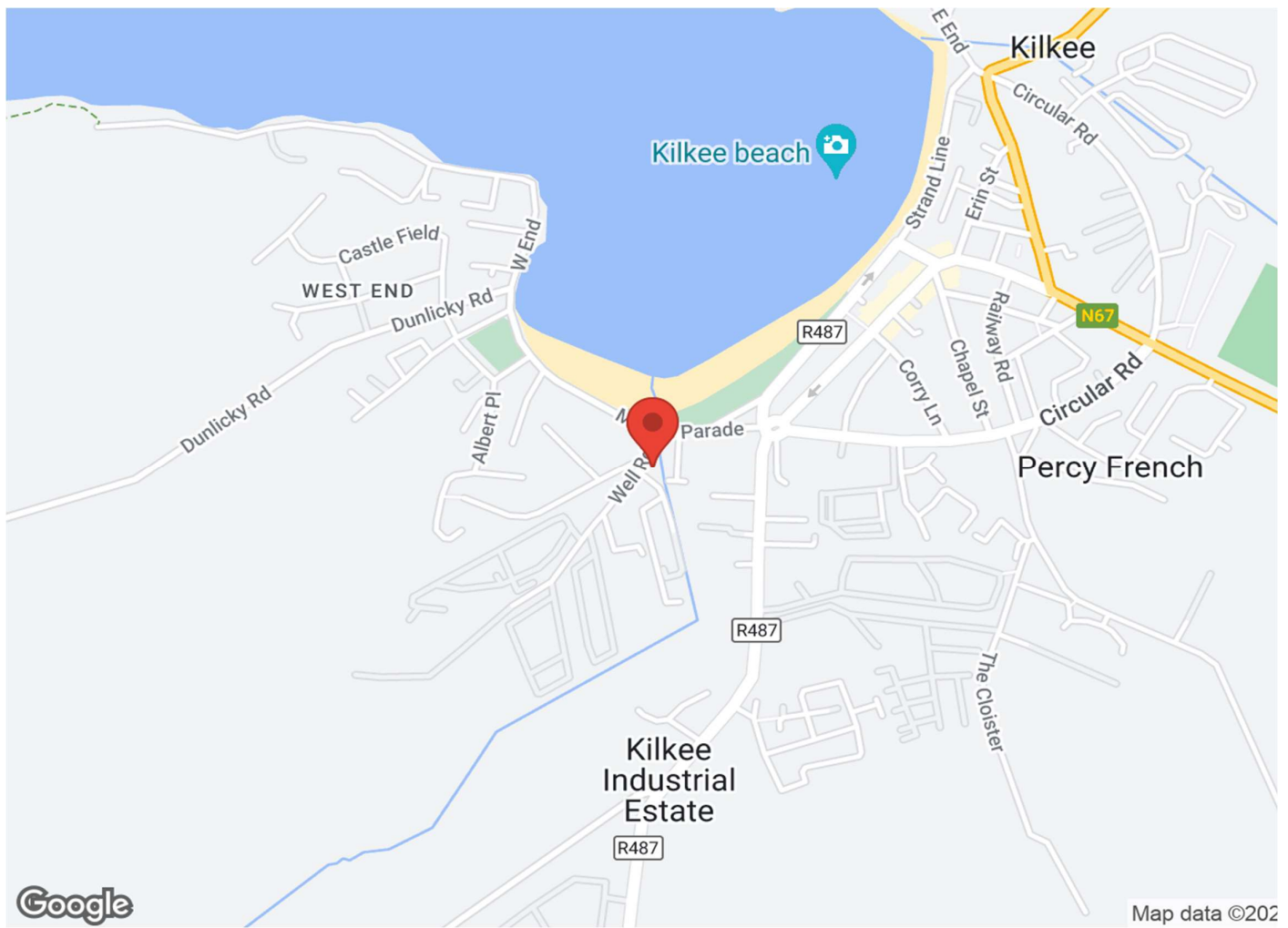


SPECIAL FEATURES

- Three storey terraced residence
- Double glazed windows
- Electric heating
- C. 100m from Kilkee Beach
- 3 double bedrooms
- Ensuite
- Excellent condition
- Enclosed rear garden
- Ideal holiday home

ACCOMMODATION

- **Entrance Hall** Composite entrance door. Tiled floor.
- **Open Plan Kitchen / Living Room / Dining Room** Porcelain tiled floor. TV point. Fitted kitchen with ample array of eye and floor level units. Electric oven and four plate ceramic hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Double glazed french doors to rear garden.
- **First Floor**
- **Landing** Hot press with dual immersion.
- **Bathroom** Bath. W.C. Wash hand basin. Tiled floor. Part tiled walls. Extractor fan.
- **Bedroom 1**
- **Bedroom 2**
- **2nd Floor**
- **Lobby** Velux window.
- **Master Bedroom** Bay window.
- **Ensuite** Shower cubicle with Mira Event electric shower. W.C. Wash hand basin. Part tiled walls. Velux window.
- **Outside** Enclosed rear garden finished with patio paving.



PRICE

€300,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Google map: V15R838

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.