



**FOR SALE BY**

**OCEAN VIEW COTTAGE,  
KILKEE,  
CO. CLARE V15RD29**

**PRICE: €275,000.**

**BER D1**



## DESCRIPTION

Centrally located on Ireland's west coast, this coastal cottage is located on Moveen Hill in the ocean resort town of Kilkee. The property offers panoramic views of the Atlantic ocean, the town of Kilkee, surrounding countryside and part of the Shannon River. The cottage has easy access to the town of Kilkee and surrounding cliffs with walking trails overlooking the ocean.

This property is ideally located to explore everything that the Kilkee area has to offer with easy access to other areas in western Ireland. The Loop Head Lighthouse, the famous Cliffs of Moher and the world class Doonbeg Golf Resort as well as Kilkee's own 18 hole golf course are within easy access as well as a host of other tourist attractions.

Accommodation comprises of living room, kitchen/dining room, four bedrooms main ensuite and bathroom. There is a large garage to the side of the property which would be suitable for conversion to a large living room subject to the necessary planning permission.







## SPECIAL FEATURES

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Detached  
 Double glazed windows  
 Oil fired central heating  
 Alarm  
 Elevated location with stunning views of the Atlantic Coastline and the West Clare countryside  
 5 minutes from Kilkee  
 Four bedrooms  
 Large garage

## ACCOMMODATION

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- Living Room**

Feature cast iron fireplace with ornate mahogany surround and marble hearth. Cloaks closet. Alarm point. TV point.
- Kitchen / Dining Room**

Fully fitted kitchen with array of eye and floor level units. Several drawers. Hotpoint electric oven and four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Tiled floor.
- Bedroom 1**

TV point. Walk in wardrobe.
- Ensuite / Shower Room**

Tiled shower cubicle. W.C. Wash hand basin. Tiled floor.
- Bedroom 2**

Range of fitted pine wardrobes.
- Bedroom 3**

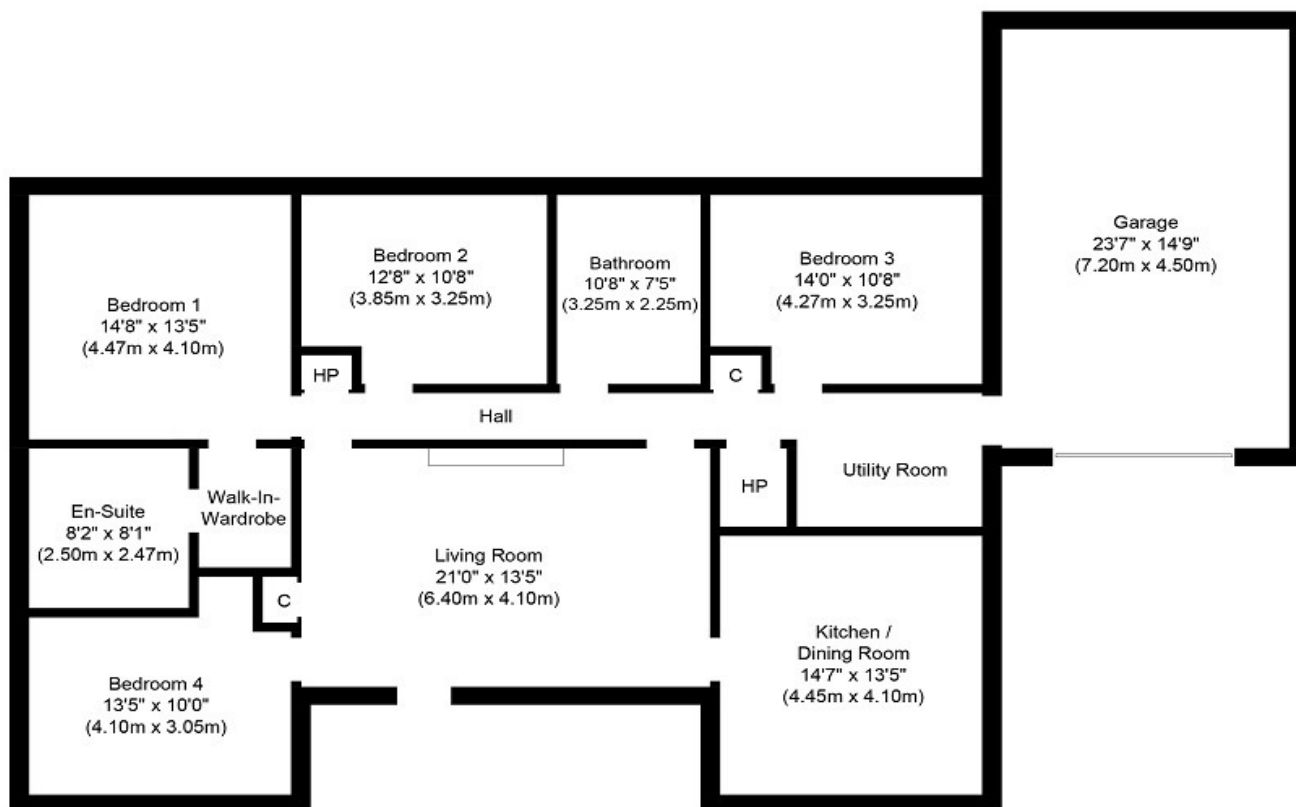
Range of fitted pine wardrobes.
- Bedroom 4**

TV Point.
- Bathroom**

Bath. W.C. Wash hand basin. Shower cubicle. Fully tiled floor. Part tiled walls.
- Utility Room**

Eye and floor level presses. Plumbed for washing machine and dryer. Access point to attic via stira staircase.
- Garage**

Up and over electric garage door.



**Ground Floor**  
**Approximate Floor Area**  
**1882 Sq. ft.**  
**(174.8 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. 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

**€275,000**

## VIEWING DETAILS

By appointment only

## DIRECTIONS

From Kilkee proceed out the Carrigaholt Road for c. 1km. Turn right at Kilkee Industrial Estate. Continue on this road until the first junction. Go through and c. 500 m the sign for Ocean View Cottage is on your right. Continue through the yard area and the property is c. 500 m on.

## Contact Negotiator

**Geoffrey de Courcy**

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
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**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.