

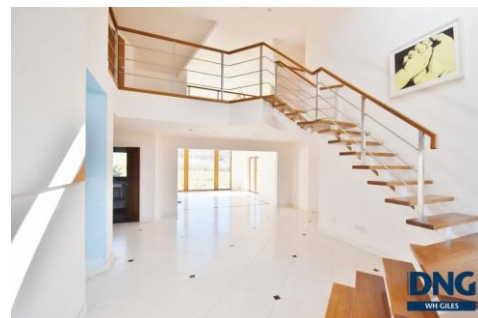
FOR SALE BY PRIVATE TREATY



2 Oysterbridge, Kilfenora, Fenit, County Kerry. V92 X393

DNG WH Giles are delighted to bring to the market this magnificent property standing on a stunning site hosting wonderful elevated sea and mountain views. Located in the picturesque village of Kilfenora, the property is walking distance to the Tankard Seafood Restaurant/ Bar and local beach.

Advised Market Value €675,000



23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073
Email: info@whgiles.ie | PSRA Licence no 004259
www.dngwhgiles.ie
www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles
www.daft.ie/kerry/estate-agents/tralee/whgiles/
Company Reg No: 124045 | Vat No: 4711885T

On entering the property through the splendid arched solid timber doors, you are met with a flood of light and space that hosts a superb sweeping staircase and lounge area that has a marvelous cathedral window and high ceiling, that gives a great sense of airiness and light. The use of beautiful similar flooring from hall right through to the lounge, kitchen, dining area and sunroom adds to the great expanse of this home.

The Kitchen is fitted with modern clever storage units, modern integrated appliances and a wonderful island unit, that leads to a vast dining space and lounge area with marble fireplace. There is also a further sun room overlooking the garden with a cozy fireplace and fitted library just off the dining area.

The property also benefits from a separate utility with glorious granite flooring and appliances with storage and sink unit with access to the garden.

On the other end of the ground floor sits a double bedroom with a master ensuite bathroom and walkin wardrobe.

The first floor has an impressive double sided balcony which overlooks both the hall and lounge area, with solid timber floors that leads to three further bedrooms, two of which have their own ensuite and walkin wardrobes.

Outside is a large double garage with first class office accommodation and toilet facilities on the first floor. It also offers a number of patio areas that captures the light at different times of the day, ample parking, sweeping driveway and wonderful garden space.

Finished to a spectacular standard throughout, this home will not disappoint the purchaser looking for a luxurious property with splendid architecture capturing its breathtaking surroundings. Viewing is highly recommended.

Ground floor

Hall 6m (19'8") x 4.82m (15'10")

6.04 x 4.82 Solid timber double arched door entrance, tiled floor, floating timber stairs, vaulted ceiling.

Lounge 5.83m (19'2") x 4.82m (15'10")

5.83 x 4.82 marble fireplace, double doors to patio area, cathedral window with vaulted ceiling, tiled floor, built in tv stand

Cloakroom 1.65m (5'5") x 1.27m (4'2")

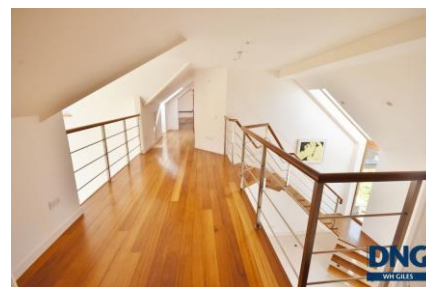
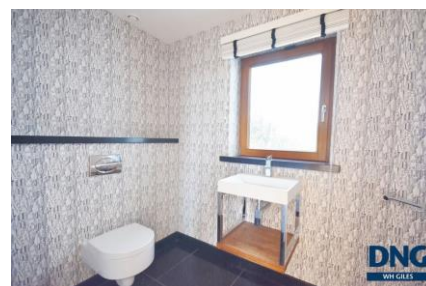
Tiled floor

Toilet 1.06m (3'6") x 2.25m (7'5")

Sink, wc, granite tiled floor

Bedroom 1 4.63m (15'2") x 5.06m (16'7")

Tiled floor



Walk in wardrobe 3.01m (9'11") x 2.17m (7'1")

Tiled floor, shelving

Ensuite bathroom 4.17m (13'8") x 4.47m (14'8")

Wet room shower, bath, wc, fully tiled

Kitchen area 5.12m (16'10") x 5.01m (16'5")

Fitted eye and floor level units, granite work tops, hob, extractor, integrated double oven, integrated microwave, sink unit, island area, integrated dishwasher

Dining area 8m (26'3") x 5.04m (16'6")

Tiled floor, marble fireplace, double doors to patio area, bay window, recessed lighting

Utility 2.09m (6'10") x 2.96m (9'9")

Granite flooring, washing machine, sink, tiled splash back, fitted storage

Sunroom 3.97m (13'0") x 3.09m (10'2")

Tiled floor, open fireplace, built in shelving/library

First floor

Landing 11m (36'1") x 1.97m (6'6")

Solid timber floors, access to attic, linen cupboard

Master Bedroom 5.02m (16'6") x 4.17m (13'8")

5.2 x 4.17 solid timber floor, built in shelving, recessed lighting. Walk in wardrobe: 2.18 x 2.45 built in shelving

Ensuite 3.67m (12'0") x 1.94m (6'4")

Wet room shower, whb, his & her sinks, fully tiled

Bedroom 3 4.05m (13'3") x 4.26m (14'0") Solid timber floor, access to attic storage

Bedroom 4 5.02m (16'6") x 3.02m (9'11")

Solid timber floors

Walk in wardrobe 2.03m (6'8") x 2.01m (6'7")

Built in shelving

Ensuite 1.02m (3'4") x 2.01m (6'7")

1.02m (3'4") x 2.01m (6'7")

Directions

V92 X393

