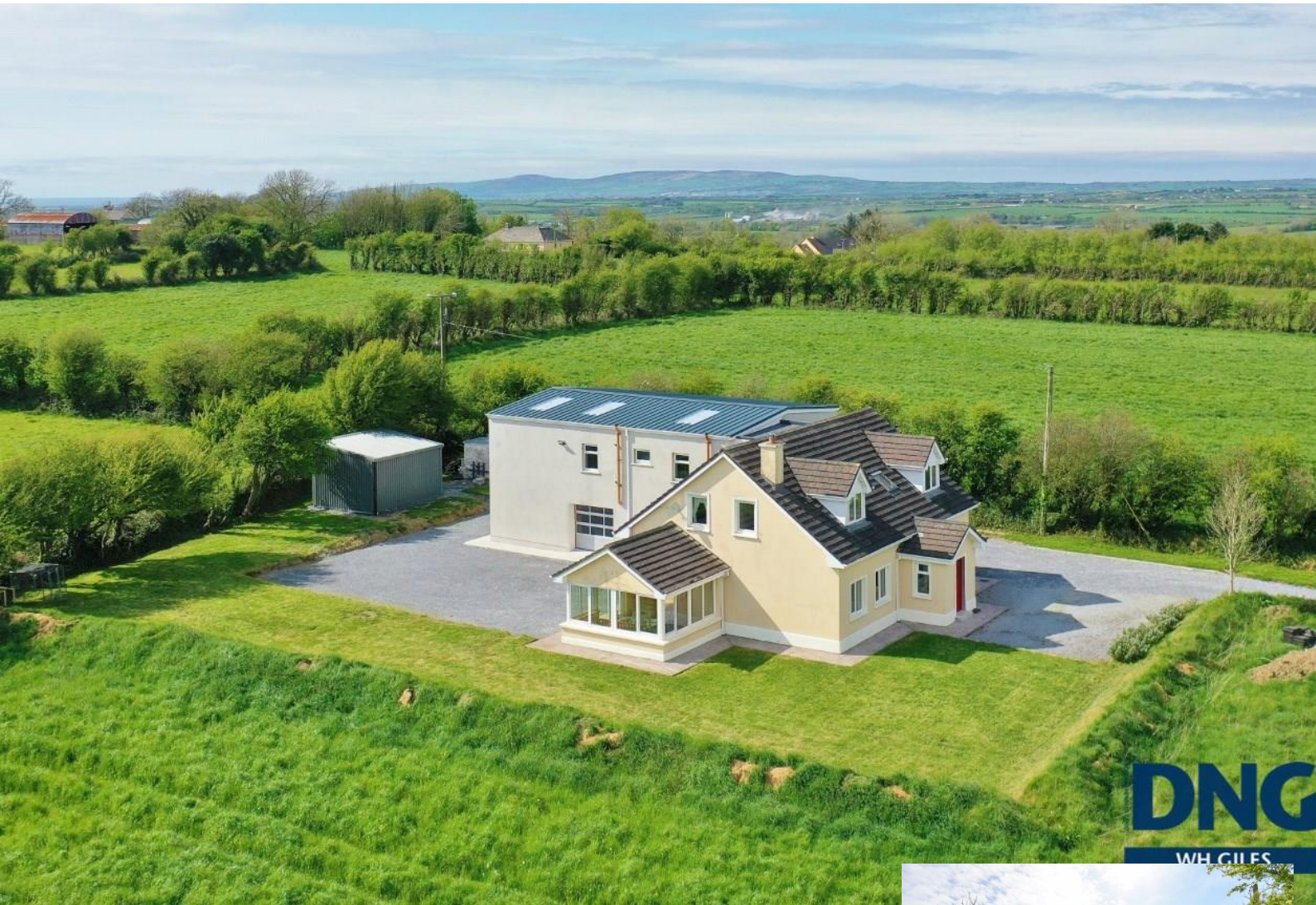


FOR SALE BY PRIVATE TREATY



BER B1

The Hill Field, Tubrid More, Ardfert, County Kerry. V92 XC64

DNG WH Giles are delighted to bring to the market this one of a kind home, that has a fantastic newly built state of the art commercial two storey warehouse/offices/manufacturing unit attached. It gives working from a home a whole new magnitude!

Advised Market Value €470,000



23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073
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Company Reg No: 124045 | Vat No: 4711885T

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This family home consisting of four bedrooms, (one on the ground floor), is in turn key condition with a large open plan Living/Dining Area and Kitchen with sunroom off. A great space to relax or entertain. It has been fitted with the new form of heating, the air to water system and the commercial side of the building can be accessed from both the ground and first floor of the main house.

The warehouse/office/manufacturing unit (just completed) is a two storey steel constructed premises with underfloor heating has been insulated to a very high standard, with triple glazed windows, concrete floors, two large electric doors at the both gables of the property and can cater for a large trucks having high ceilings. This section of the building is ideal for the storage of stock/ materials/vehicles with steel hoist line in place from the first floor, perfect for transporting stock and materials from the ground floor to the first floor and vice a versa.

On the first floor of this building there are also office spaces together with brand new shower facilities. This accommodation can also be access from the first floor of the main house as well as the new extension.

Outside there is a large parking area, large steel shed and spacious garden area with stunning countryside views. This is sure to peak the interest of a purchaser, looking to have a beautiful home, in a stunning setting, but with latest on site facilities, ideal for a number of commercial uses. Viewing is highly advised!

Hall 1.48m (4'10") x 2.28m (7'6")

Tiled floor

Sitting room 4.44m (14'7") x 7.21m (23'8")

Stove, laminate floor

Bedroom 1 3.45m (11'4") x 3.65m (12'0")

Laminate floor

Shower room 2.02m (6'8") x 1.76m (5'9")

Shower, W.C., W.H.B., fully tiled

Kitchen/Diningroom 3.7m (12'2") x 7.18m (23'7")

Laminate floor, patio door, fitted eye and floor level fitted units, dishwasher, cooker, sink unit, counter area, recessed lighting, double doors to patio area,

Sunroom 3.79m (12'5") x 4m (13'1")

Sliding door to driveway, recessed lighting

Utility 3.13m (10'3") x 3.98m (13'1")

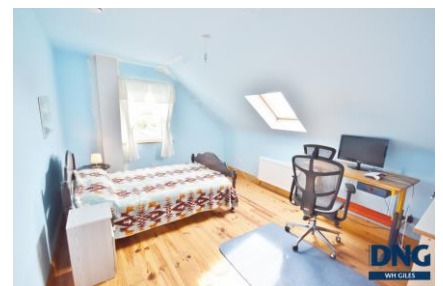
Tiled floor, heating system

Office 4.67m (15'4") x 5.6m (18'4")

Sliding door to rear

Rear hallway 2.35m (7'9") x 4.67m (15'4")

Stairwell 4.98m (16'4") x 1.25m (4'1")



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Delivery Area/Storage Area/Manufacturing Area 7.01m (23'0") x 9.14m (30'0")

Large Access Doorway to accommodate a van or a truck

W.C. 1.7m (5'7") x 2.48m (8'2")

W.C., W.H.B., fully tiled

First Floor Area 9.14m (30'0") x 3.8m (12'6")

Crane access to the ground floor, heating system

Office/Hallway 2.35m (7'9") x 5.07m (16'8")

Landing 2.2m (7'3") x 1.55m (5'1")

Showroom 1.9m (6'3") x 2.23m (7'4")

Fully tiled, W.C., W.H.B.

Corridor 4.85m (15'11") x 1.3m (4'3")

Bedroom 2 4m (13'1") x 3.62m (11'11")

4m (13'1") x 3.62m (11'11")

Wardrobe 2.2m (7'3") x 6.7m (22'0")

Ensuite 1.64m (5'5") x 3.03m (9'11")

W.C., W.H.B., shower fully tiled

First floor landing in main house 2.47m (8'1") x 1.09m (3'7")

Bathroom 2.67m (8'9") x 2.45m (8'0")

Fully tiled, bath, W.C., W.H.B.

Directions

V92 XC64

Property Features

- A magnificent four bedroomed home
- Commercial premises attached ideal for a number of uses.
- Stunning setting with beautiful views
- Total floor area 368.26m²
- 5 km from Tralee and Ardfert village, close to schools and all amenities.
- Air to water heating system with Heat recovery system
- Thermostats Controlled Heating in Commercial section
- Well Water
- Septic Tank
- All planning is fully in place for this property

