

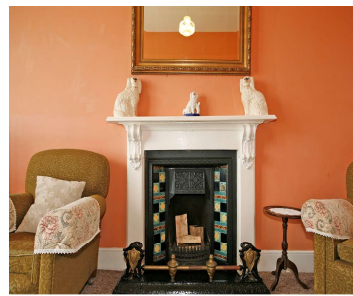


FOR SALE BY PRIVATE TREATY

**3 VICTORIA TERRACE,
KILKEE,
CO. CLARE, V15FY61**

PRICE: €450,000



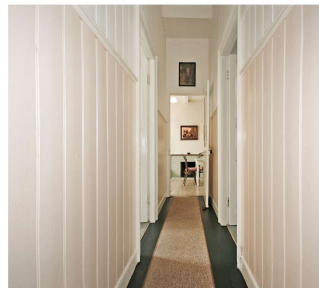


DESCRIPTION

Charming Victorian Beach Front Lodge

Kilkee Heritage Group describes the Victorian town of Kilkee situated on the wild Atlantic way on the west coast of Co. Clare as a seaside resort, which was most popular in the 19th century. It was considered the leading resort in Ireland at the time. The first map of the town dated 1840 shows that there were 240 houses in the town. In 1842 Hugh Hogan's map clearly identifies the houses or lodges in Victoria Place or as it is called today Victoria Terrace. While the number of dwellings in the town has greatly increased since then, Victoria Terrace looks very much as it did when first built and the property at 3 Victoria Terrace, which is now on the market, still retains its Victorian features.

These original features include a pilaster door case with a square over-door window, canted bay windows, high ceilings and Victorian fireplaces. At the end of the long hallway is the kitchen with the original corner units and stairs. This beach front lodge is deceptive having a recessed rear with a long back garden, back entrance and private off-street parking. Spectacular views of Georges Head and Chimney Bay in the East End can be seen from the front garden, with the beach and shops on the doorstep. The location of this lodge would be hard to surpass.





SPECIAL FEATURES

Victorian Lodge

Beach Front

Views of Beach, Bandstand, Georges Head and Chimney Bay

5 Bedrooms

2 Receptions

Front garden c.30m

Rear garden c. 50m

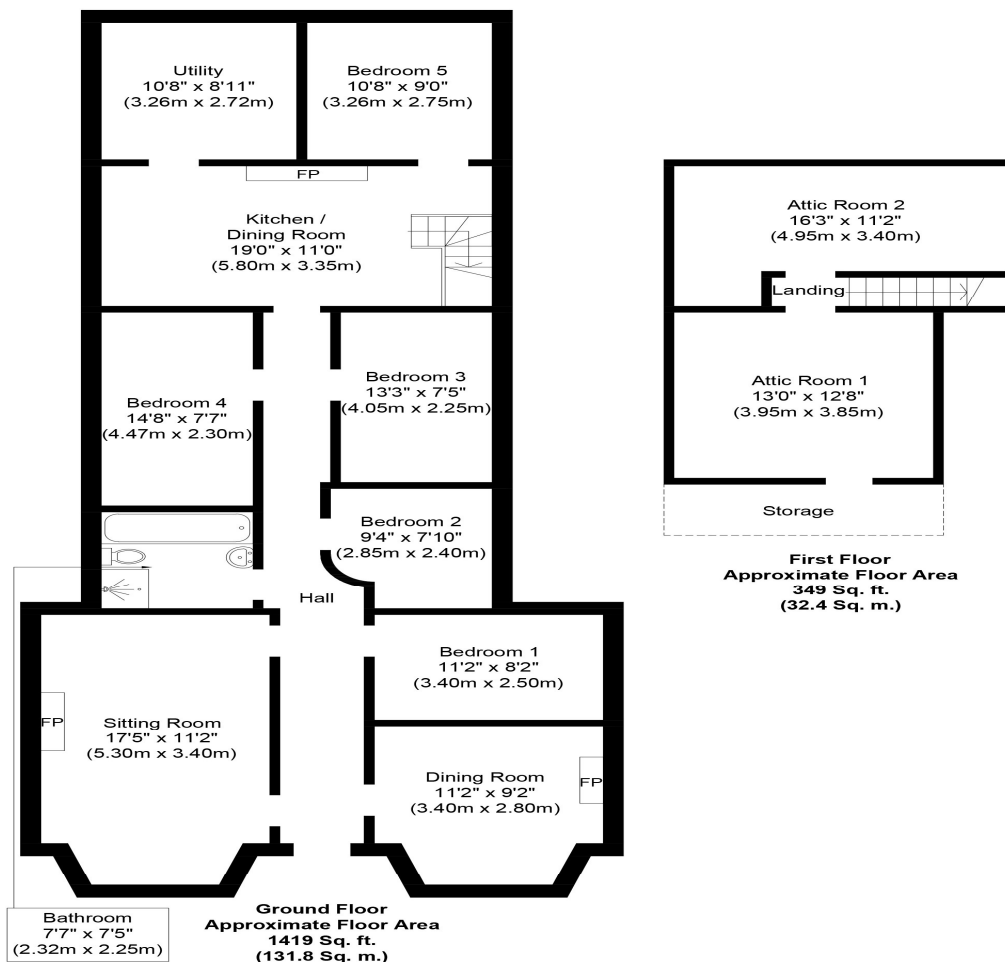
Vehicular access to the rear

Planning potential to the rear for second house subject to Planning Permission

Very well-maintained property

ACCOMMODATION

- **Entrance Hall** Pilaster door case with square over-door window. Tiled porch. Painted timber floor. Wainscoting and panelling on walls and ceiling. Telephone point.
- **Living Room** Victorian fireplace with cast iron and tiled inset and ornate surround. Liscannor hearth. Canted bay window overlooking front garden, Bandstand, Kilkee beach and Georges Head. TV point. Ceiling height 3.3m.
- **Dining Room** Victorian fireplace with cast iron and tiled inset and ornate cast surround. Liscannor hearth. Canted bay window overlooking front garden, Bandstand, Kilkee beach and Georges Head.
- **Bedroom 1**
- **Bedroom 2** Part panelled walls and ceiling.
- **Bedroom 3** Part panelled walls and ceiling.
- **Bedroom 4** Part panelled walls and ceiling.
- **Bathroom** Bath. W.C. Wash hand basin. Separate shower cubicle with Mira electric shower. Panelled ceiling. Extractor fan. Part paneled walls. Tiled floor.
- **Kitchen / Breakfast Room** Array of eye, floor and corner level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dish washer. Plumbed for washing machine. Tiled floor. Brick open fireplace with tiled hearth. Door to side and rear of property.
- **Utility Room**
- **Bedroom 5**
- **Uptairs** 2 x attic rooms. One currently used for storage, the other used as a bedroom.
- **Outside** Walled front garden with pedestrian access offering panoramic views of Kilkee Beach, Georges Head and Chimney Bay. Walled rear garden c.50m with vehicular access and obvious development potential subject to planning.



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

€450,000

DIRECTIONS

Google Map V15FY61

VIEWING DETAILS

By appointment only

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