

FOR SALE BY PRIVATE TREATY



BER C3

12 Cois Abhainn, Castlemaine Road, Tralee, County Kerry. V92 D7PR

Superb spacious 4 bedroomed semi detached home situated in a quiet cul de sac, within easy access to Lidl, Kerry General Hospital, Manor Retail Park and Tralee town centre. This property offers an excellent home for a family or investor with its large living room with stove, open plan Dining/Kitchen area.

Advised Market Value €195,000



Superb spacious 4 bedroomed semi detached home situated in a quiet cul de sac, within easy access to Lidl, Kerry General Hospital, Manor Retail Park and Tralee town centre. This property offers an excellent home for a family or investor with its large living room with stove, open plan Dining/Kitchen area with separate utility on the ground floor. Two double bedrooms together with a single bedroom on the first floor and a large master bedroom with ensuite on the second floor.

Outside, there is ample parking to the front of the property and a private west facing rear patio area and secure garden.

The property also boasts immediate access to the new by-pass directly to Cork/Limerick/Killarney/Listowel for any commuters out there and magnificent leisurely family walks to the Wetlands, Aqua Dome and Tralee Town Park .

Viewing is a must to appreciate this home.

Hallway 1.77m (5'10") x 5.06m (16'7")

Tiled floor, stairwell

Living Room 3.86m (12'8") x 5m (16'5")

Laminate timber floor, bay window, stove, fireplace

W.C. 0.73m (2'5") x 1.63m (5'4")

W.C., W.H.B., tiled floor

Dining Area 3.06m (10'0") x 3.06m (10'0")

Tiled floor, sliding door to garden

Kitchen 4.02m (13'2") x 2.56m (8'5")

Fitted kitchen, sink, boiler, cooker, dishwasher, hob, fridge, tiled splash back,

Utility 1.52m (5'0") x 1.62m (5'4")

Tiled floor, storage units

Bedroom 1 2.57m (8'5") x 3.22m (10'7")

Timber floor

Bedroom 2 3.06m (10'0") x 3.26m (10'8")

Timber floor

Bathroom 2.68m (8'10") x 1.82m (6'0")

W.C., W.H.B., bath, shower, partially tiled

Landing

3.05m (10'0") x 0.89m (2'11")

AND

5m (16'5") x 0.93m (3'1")

Timber floor

Bedroom 3 3.83m (12'7") x 3.41m (11'2")

Built in wardrobe, timber floor

Bedroom 4 - Master 4.59m (15'1") x 4.65m (15'3")

Built in wardrobe, tiled floor with ensuite

Ensuite: W.C., W.H.B., Shower, partially tiled



Directions

Eircode: V92 D7PR

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