

FOR SALE BY PRIVATE TREATY



**BER C1**

## 1 Tochar View, Causeway, County Kerry. V92 H9P2

Beautiful detached four/five bed roomed family home located in the heart of the peaceful village of Causeway walking distance to shops, schools, church, pubs and all amenities.

This property truly has a huge amount to offer any family,

**Advised Market Value €250,000**



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Beautiful detached four/five bedroomed family home located in the heart of the peaceful village of Causeway walking distance to shops, schools, church, pubs and all amenities.

This property truly has a huge amount to offer any family, Boasting a ground floor bedroom that currently act as a playroom and could also lend itself to the very important home office.

Spacious and bright rear kitchen/Dining Area with island unit over looking a fantastic large enclosed rear garden that offers a patio area, shed and play area.

The livingroom is restful and cosy with an impressive marble fireplace, bay window and new grey laminate flooring.

On the first floor there are a further four double bedrooms one of which is ensuite together with the main bathroom with a jacuzzi bath!

To the front of the property this homes provides excellent off street parking, mature trees for privacy and feature cut stone wall surrounding.

This is a magnificent well finished, well portioned property with excellent outdoor space.

Viewing comes highly recommended.

**Hall 3.68m (12'1") x 2.07m (6'9")**  
Tiled floor, stairwell, recessed lighting.

**Playroom/Office/Bedroom 3.18m (10'5") x 5.76m (18'11")**  
Laminated floor, Bay window.

**Livingroom 4.32m (14'2") x 3.46m (11'4")**  
Laminated floor, double glass doors access, feature marble fireplace, built in shelving, bay window.

**Kitchen/Diningroom 6.04m (19'10") x 3.47m (11'5")**  
Fitted eye and floor level units, island unit with hob, extractor, tiled splash back, fridge, dishwasher, double oven, tiled floor, sliding patio door to rear garden area, recessed lighting.

**Utility 2.46m (8'1") x 1.98m (6'6")**  
Tiled floor, access to rear



**WC 1.16m (3'10") x 2.16m (7'1")**

Fully tiled wc, whb.

**Bedroom 1 3.12m (10'3") x 3.17m (10'5")**

Laminated floor.



**Bathroom 1.86m (6'1") x 2.56m (8'5")**

Jacuzzi bath, shower, bath screen, wc, whb, fully tiled.

**Master Bedroom 3.66m (12'0") x 2.91m (9'7")**

Carpet.

**En suite 0.72m (2'4") x 2.46m (8'1")**

Shower, wc, whb, fully tiled.



**Landing 2m (6'7") x 5.04m (16'6")**

Hotpress, stira access to attic, feature window.

**Bedroom 3 3.65m (12'0") x 3.03m (9'11")**

Laminated floor, shelving.



**Bedroom 4 3.29m (10'10") x 4.03m (13'3")**

Laminated floor.

**Outside**

Shed, side access, Walled in rear garden, off street parking.

**Property Features:**

- Large enclosed secure rear garden with patio area
- Steel Shed
- Off street enclosed parking with tarmac driveway, cut stone wall to front
- OFCH
- Option of 5th Bedroom, Playroom or Office
- PVC Double Glazed
- Mature Trees
- Located in the centre of Causeway Village Close to Ballyheigue and Banna Beaches



**Directions**

Eircode: V92 H9P2

