

FOR SALE BY PRIVATE TREATY



BER C1

Ballyronan, Ballyheigue, County Kerry. V92 WF8R

Standing on c.1 acre this property offers superb accommodation both inside and out with stunning sea and countryside views.

- Lot 1: House on 1.0 acres AMV: €330,000
- Lot 2: House on 0.5 acres AMV: €315,000
- Lot 3: Site of 0.5 of an acre subject to planning AMV: €75,000
Plot of 0.5 acre as without planning AMV: €35,000

Lot 1: Advised Market Value €330,000



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Company Reg No: 124045 | Vat No: 4711885T

DNG WH Giles are delighted to bring to the market this magnificent six bedroomed detached home located only 2 km from Ballyheigue Village, Beach, Golf Course and all amenities. Standing on c.1 acre this property offers superb accommodation both inside and out with stunning sea and countryside views. On entering this home you enter a welcoming hallway leading to the bedrooms and living space. The living area is a good spacious room with a feature raised fireplace (bricks are over 200 years old and came from Mountjoy prison) providing a very cosy atmosphere to the room.



The kitchen is located to the rear of the property overlooking the gardens and is a very sizeable bright space with marvellous storage and preparation area.



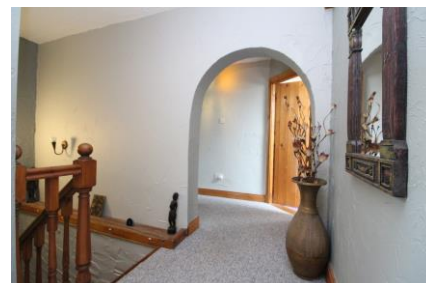
This home provides excellent accommodation throughout offering six bedrooms, office space and playroom/store room. All bedrooms have been beautifully decorated suitable for a double or twin beds. The owner at present currently offers some of the bedrooms for Air B & B accommodation and generates a good income from this. However prior to this, it was a home to rare her family and this property lends very well to both.



Outside there is vast amount of space for parking, dining and relaxing together with a large workshop with four stables and secure paddock.

This property would make a wonderful family home, Air B & B property, a family with an interest in horses or holiday home.

Viewing is highly advised.



Entrance hallway

1.5m (4'11") x 2.04m (6'8")

AND

3.55m (11'8") x 3.43m (11'3")

Tiled floor

Stairs, under stairs storage, oak flooring

Living Room 5.39m (17'8") x 4.61m (15'1")

Feature raised brick open fire place with reclaimed timber surround, timber floor



Kitchen 4.6m (15'1") x 5.6m (18'4")

Tiled floor, cooker, dishwasher, washing machine, dryer

Storage room / play room 4.38m (14'4") x 4.13m (13'7")

Carpet, shelving

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Bedroom 1 3.46m (11'4") x 4.8m (15'9")
Sliding door, Built in wardrobe, laminate floor,



Bathroom 3.2m (10'6") x 3.5m (11'6")
Tiled floor, W.C., W.H.B., shower



Landing
4.17m (13'8") x 1.23m (4'0")
AND
1.34m (4'5") x 3.27m (10'9")
Carpet

Bedroom 2 4.56m (15'0") x 1.88m (6'2")
Built in units, carpet

Bedroom 3 5.46m (17'11") x 3.54m (11'7")
Built in storage units, carpet

Bedroom 4 3.65m (12'0") x 4m (13'1")
Laminate floor



Office 2.33m (7'8") x 3m (9'10")
Carpet

Bedroom 5 3.8m (12'6") x 5.2m (17'1")
Laminate floor

Bedroom 6 3.86m (12'8") x 3.67m (12'0") Laminate floor

Bathroom 2.67m (8'9") x 2.64m (8'8")
Fully tiled, W.C., W.H.B., electric shower, bath,



Directions
Eircode: V92 WF8R

