

## Special Features

- \* End Terrace
- \* Double glazed windows
- \* Electric heating
- \* Large balcony area
- \* Excellent views of Kilkee town, beach and Atlantic Ocean
- \* Communal car parking
- \* 5 minute walk to Kilkee town centre and Kilkee Golf Club

Management Fees - C. €1,200 p.a. (this figure may vary from year to year), which includes Building Insurance, refuse collection, maintenance of the common areas.



## “The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**B24 Spanish Cove,  
Kilkee,  
Co. Clare.**

### Price

Region €130,000

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We are delighted to offer for sale this superb 3 bedroomed, end of terrace duplex C. 110 sq.m. (1,184 sq. ft), which is presented in good condition and offers panoramic views of Kilkee beach, the Atlantic Ocean and Kilkee town.

The bright, spacious accommodation comprises of entrance hallway, guest w.c., living room, kitchen / dining room, 3 bedrooms, main ensuite and bathroom.

The property has a large balcony area, facing onto Kilkee beach with a South facing aspect.

A viewing of this property is highly recommended.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.7m x 2.2m 18'7" x 7'2"	Understairs storage. Hardwood entrance door with frosted glass inset.
Guest W.C.		W.C.. Wash hand basin. Extractor Fan
Kitchen / Dining Room	3.4m x 5.8m 11'1" x 19'	Kitchen with an array of eye and floor level units. 4 cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Tiled floor. Plumbed for washing machine. Plumbed for dishwasher.
Living Room	5.6m x 4.6m 18'4" x 15'1"	Bay window with panoramic views of Kilkee Beach, town and the sea. Double glazed sliding patio door to...
Balcony	5.6m x 3m 18'4" x 9'8"	Large balcony offering panoramic views of Kilkee beach, town and the sea.
Upstairs		
Bedroom 1	4.6m x 3.9m 15'1" x 12'8"	Range of fitted wardrobes. Large bay window overlooking Kilkee town, beach and the sea.
Ensuite	2m x 1.75m 6'5" x 5'7"	Fully tiled shower cubicle with Triton T90X electric shower. W.C. . Wash hand basin.
Bedroom 2	3.65m x 2.65m 12' x 8'7"	Range of fitted wardrobes.
Bedroom 3	3.65m x 2.8m 12' x 9'2"	
Bathroom	2.9m x 1.75m 9'5" x 5'7"	Bath with glass door. W.C.. Wash hand basin. Extractor fan. Tiled floor. Part-tiled walls. Hot press with dual immersion.