

FOR SALE BY PRIVATE TREATY



BER C3

40 The Belfry, Cloghers, Tralee, County Kerry. V92 T1F6

Exceptional three bedroomed detached property positioned on a wonderful elevated site, hosting a magnificent three tiered south facing landscaped private rear garden. This property would make a fantastic home in a much sought after residential area that is The Belfry, Ballyard.

Advised Market Value €320,000



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Exceptional three bedroomed detached property positioned on a wonderful elevated site, hosting a magnificent three tiered south facing landscaped private rear garden.

This property would make a fantastic home in a much sought after residential area that is The Belfry, Ballyard.

Offering large living area with a substantial bay window, beautiful open plan kitchen/dining area and ground floor bedroom and shower room.

On the first floor there are two further double bedrooms with one of bedrooms a master bedroom ensuite and main bathroom.

Outside is a driveway with mature shrubs, outdoor boiler and storage shed with a picturesque patio area and wonderful elevated garden space with a further two seating areas.

This property must be seen to appreciate its consistent attention and magnificent features.

Accommodation consists of:

Hallway

1.66m (5'5") x 3.13m (10'3")

AND

3.71m (12'2") x 0.9m (2'11")

Timber floor, stairwell, coving, recessed lighting, storage

Living Room 5.14m (16'10") x 5.05m (16'7")

Timber floor, bay window, stove, coving

Shower Room 1.8m (5'11") x 1.7m (5'7")

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

Bedroom 1 / Office 3.78m (12'5") x 3.16m (10'4")

Timber floor

Dining area 3.15m (10'4") x 3.42m (11'3")

Tiled floor, sliding door to patio area

Kitchen 2.14m (7'0") x 8.70m (28'7")

Fitted eye and floor level units; hob, oven, sink, tiled splash back, tiled floor

Rear Porch 0.8m (2'7") x 0.3m (1'0")

Tiled



Landing 1.18m (3'10") x 2.13m (7'0")

Timber floor, hotpress

Master Bedroom (2) 5m (16'5") x 5m (16'5")

Built in wardrobe, timber floor, ensuite:

Ensuite 0.97m (3'2") x 3.5m (11'6")

W.C., W.H.B., shower, fully tiled

Bathroom 2.23m (7'4") x 2.02m (6'8")

W.C., W.H.B., timber floor, bath, shower, fully tiled

Bedroom 3 3.16m (10'4") x 5m (16'5")

Built in wardrobe, timber floor

Outside

Outdoor boiler, storage shed, patio area

FEATURES:

Mature location

Beautiful landscape garden

Walking distance to Tralee town centre

Oil Fired Central Heating

PVC Double Glazed windows

Three patio areas

South facing rear garden

Well maintained throughout

Directions

Eircode: V92 T1F6

