

DNG Ted Healy

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TED HEALY

Bruach Na Beithe, Ballycasheen, Killarney, Kerry

3 Bed Semi-Detached House 115 m² / 1238 ft² For Sale

€450,000

BER A3



- **Stunning 3 bedroom property in an idyllic location overlooking the River Flesk in Ballycasheen**
- **Superbly located close to St Olivers National School and within walking distance of Killarney town and all amenities**
- **Highly energy efficient home with air to water heating system, heat recovery ventilation and triple glazed windows**
- **Completed to showhouse finish including all furnishings as seen**
- **Private rear garden with patio overlooking the River Flesk**
- **Private niche development of only 4 homes**
- **Private parking**



Accommodation

Entrance Hallway	4.521m x 2.205m	Tiled floor, carpeted stairwell with oak handrail
Guest WC	1.791m x 1.482m	Tiled, WC, WHB
Kitchen	3.614m x 4.634m	Tiled floor, fitted kitchen including all appliances, double opening to living area
Living room	5.243m x 3.846m	Tiled floor, log burning stove, large sliding door to rear garden
Dining area	1.909m x 3.244m	Part of open plan kitchen / dining area
Bedroom 1	3.214m x 4.36m	Laminate flooring, fitted wardrobe
En suite	2.621m x 1.312m	Tiled, WC, WHB, shower
Bedroom 2	4.479m x 3.652m	Laminate flooring, fitted wardrobes
Bedroom 3	2.485m x 2.152m	Laminate flooring, fitted wardrobes
Bathroom	2.036m x 2.152m	Tiled, WC, WHB, Bath

Features

- A rated home
- Insulated concrete first floor.
- Air to water heating with underfloor on ground level and aluminium radiators on first floor.
- Heat recovery ventilation
- External air log burning stove
- Pressurised hot/cold water with power Grohe shower

BER Details

BER: A3 BER No.112982806 Energy Performance Indicator:73.43 kWh/m²/yr

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH SOLE SELLING AGENT



Directions

Located just outside of Killarney town in the ever popular residential neighbourhood of Ballycasheen.

Directions: From Killarney town drive in direction of Muckross Road N71. Turn left at Woodlawn Cross onto Woodlawn Road. Continue straight in the direction of Ballycasheen and property is on your right hand side at junction with Rookery Road.







Care has been taken in the preparation of these details and in the provision of any general data and information about this property, but it should be noted that any information, written or verbal, provided by DNG Ted Healy or their clients is issued for guidance purposes only, is not contractual and does not form part of any legal documentation.

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