



FOR SALE BY PRIVATE TREATY

**NO. 9C SPANISH COVE,
EAST END,
KILKEE,
CO. CLARE V15E791**

PRICE: €165,000

BER D1





DESCRIPTION

Kilkee is a picturesque coastal location and one of Ireland's leading holiday destinations. Spanish Cove is within close proximity to the town centre, beach, golf club and all other amenities.

No. 9C consists of a spacious ground floor two bedroom apartment with its own door entrance and a large patio / BBQ area to the front.

Accommodation comprises of open plan living room / dining room / kitchen, two double bedrooms main ensuite and shower room.



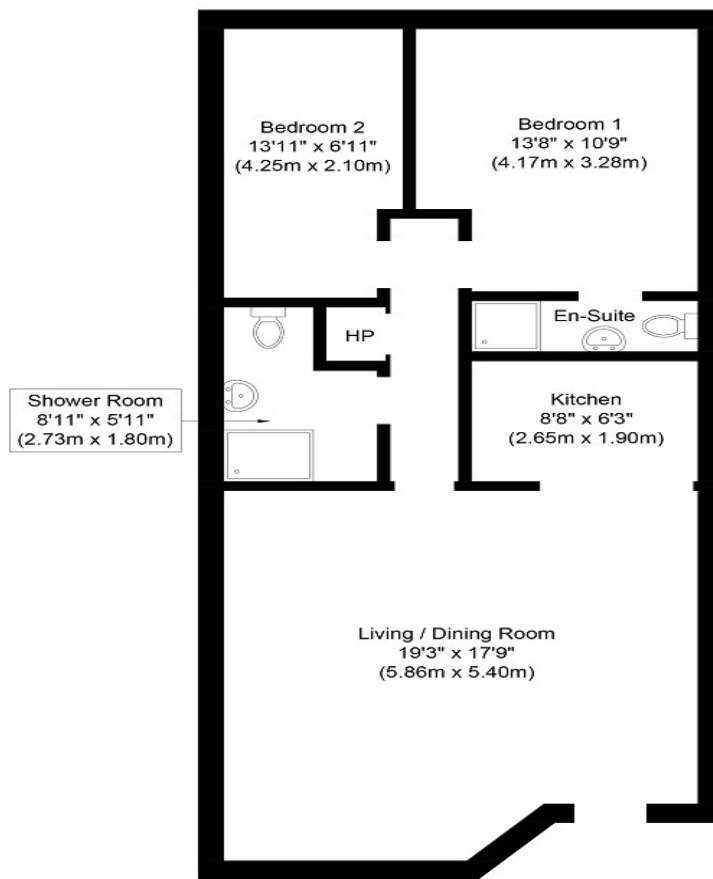


SPECIAL FEATURES

Ground floor
 Double glazed windows
 Electric heating
 Excellent condition
 Patio to the front
 Close proximity to the town, beach and golf club
 Service charge €1,600 p.a.

ACCOMMODATION

- **Open living/dining/kitchen** Walnut flooring in the living area. Porcelain tiled floor in the kitchen / dining area.
 Fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Stove.
- **Shower Room** Shower cubicle with glass door. W.C. W.H.B. in vanity unit. Fully tiled walls and floor.
- **Bedroom 1** Range of fitted wardrobes.
- **Ensuite** Fully tiled shower cubicle with Triton T70 GSI plus electric shower. W.C. W.H.B. Tiled floor. Part tiled walls.
- **Bedroom 2** Fitted presses. Timber floor.
- **Outside** Large private patio area to the front.



Approximate Floor Area
764 Sq. ft.
(71.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRICE

€165,000

DIRECTIONS

Google map: V15E791

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.