

FOR SALE BY PRIVATE TREATY



**BER B3**

## 3 Deerpark, Manor West, Tralee, County Kerry. V92 RXV0

Beautifully presented two bedroomed semi detached home prominently positioned at the entrance to Deerpark and conveniently located adjacent to Manor West Retail Park, home to popular big brand retail, grocery, cafe/fast food/restaurant facilities, pharmacy, taxi rank and bus stop supported.

**Advised Market Value €175,000**

23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073  
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Company Reg No: 124045 | Vat No: 4711885T



Beautifully presented two bed roomed semi detached home prominently positioned at the entrance to Deerpark and conveniently located adjacent to Manor West Retail Park, home to popular big brand retail, grocery, cafe/fast food/restaurant facilities, pharmacy, taxi rank and bus stop supported by Tralee peoples bus service.

Within walking distance to Aldi, Lidl, Kerry County Council Headquarters, Kerry University Hospital, Munster Technology Park and easily accessible to all the major roads.

This property is in turn key condition with a large entrance doorway with ground floor under stairs wc, spacious living room with modern fitted kitchen overlooking a well maintained private rear garden. On the first floor there are two spacious bedrooms both ensuite, one with a bath and the other with a shower.

**Entrance Hallway 1.91m (6'3") x 5.49m (18'0")**

Tiled floor

**W.C. 0.91m (3'0") x 1.73m (5'8")**

**Living Room 2.92m (9'7") x 5.79m (19'0")**

Insert stove - solid fuel, window blinds

**Kitchen 4.95m (16'3") x 3.48m (11'5")**

Fitted units, tiled splash back, tiled floor, plumbed for washing machine, free standing fridge, extractor hood, electric hob and oven, patio door to rear, paved patio

**First Floor: Bedroom 1 4.98m (16'4") x 2.92m (9'7")**

Built in wardrobe, wooden floor, ensuite

**Ensuite 1.68m (5'6") x 2.13m (7'0")**

Shower over bath, partially tiled around bath, tiled floor

**Landing**

Walk in hot press

**Bedroom 2 4.37m (14'4") x 3.2m (10'6")**

Built in wardrobe, wooden floor, ensuite

**Ensuite 0.99m (3'3") x 2.9m (9'6")**

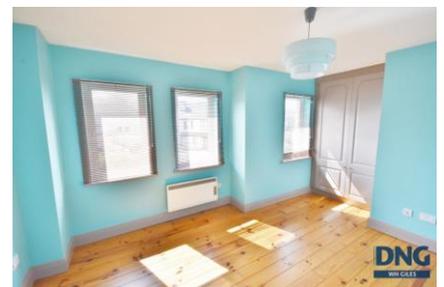
Tiled to shower, tiled floor

**Directions**

V92 RXV0

**Property Features**

- Wired for high speed broadband internet and satellite cable television
- Home Alarm & HD CCTV System
- B3 BER Rating
- South West Facing Rear Garden with decking area
- The garden is secure, gated to the front with paved area



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