

### Upstairs cont.

Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	2.65m	2.85m 8'7" x 9'3"	Fitted wardrobe.
Bedroom 4	2.5m	3m 8'2" x 9'8"	Fitted wardrobe. Window of bedroom 4 overlooks the 18th fairway of Kilkee Golf Club.
Living Room	3.95m	4.95m 12'9" x 16'2"	Feature marble fireplace with ornate timber surround and marble hearth. Double glazed sliding patio door leading to balcony. The balcony & living room offers excellent views of the Atlantic Ocean and partial views of the Pollock Holes.

### Outside

Front garden part-lawned with off-street parking. Fully walled rear garden which is part-lawned and also has an extensive deck area, which is in part raised. Garden shed. Outside tap and gated side entranceway to both sides.



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.



**16 George's Head,  
Kilkee,  
Co. Clare.**

**Price**

Region €285,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)  
PSRA Licence No.: 002371

A superb opportunity arises to acquire this spacious detached 4 bedroom residence which has views of the Atlantic Ocean to the front and Kilkee Golf Club to the rear.

Kilkee is renowned for it's famous Blue Flag beach, scuba diving, golf, fishing and swimming. There are also many great restaurants and pubs in the town and Loop Head is just a short drive away. Kilkee is also on the Atlantic Way.

The extremely well presented, spacious accommodation comprises of entrance hallway, shower room, kitchen / dining room, utility room and bedroom 1 with ensuite on the ground floor. Upstairs there are 3 further bedrooms, shower room and a large living room.

Outside the property there is a front garden with off-street parking and to the rear there is a fully-walled garden with an extensive deck area.

### Special Features

- \* Detached
- \* Double glazed windows
- \* Cul de sac
- \* Views of the Atlantic Ocean and Kilkee Golf Club
- \* Walking distance to the town centre and the Beach.
- \* Spacious accommodation throughout
- \* 1st floor balcony
- \* Off-street parking
- \* Property is Wifi enabled.



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5m x 2m 16'4" x 6'5"		White PVC entrance door. Timber flooring.
Guest W.C. / Shower room	2.8m x 1.15m 9'2" x 3'3"		Fully tiled shower cubicle. W.C.. Wash hand basin. Fully tiled floor.
Kitchen / Dining Room	6.2m x 4m 20'3" x 13'1"		Kitchen with an array of eye and floor level units. 4 cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Whirlpool oven. 4 plate ceramic hob and extractor fan. Plumbed for dishwasher. Kitchen area has tiled floor. Dining area has timber flooring. Double glazed sliding patio door leading to rear garden and extensive deck area.
Utility Room	1.45m x 3m 4'7" x 9'8"		Plumbed for washing machine. Vented for dryer. Storage presses. Tiled floor. White PVC with double-glazed frosted glass window inset to side and rear of property.
Bedroom 1	4.6m x 3.2 15' x 10'5"		Range of fitted wardrobes.
Ensuite	2.75m x 0.9m 9' x 2'9"		Fully tiled shower cubicle with Mira Elite electric shower. W.C. . Wash hand basin. Tiled floor.
Upstairs			
Landing			Hot press with dual immersion.
Shower room	1.9m x 2m 6'2" x 6'5"		Fully tiled shower cubicle with Mira Vie electric shower. W.C. . Wash hand basin. Tiled floor. Part-tiled walls.
Bedroom 2	3.95m x 3.7m 12'9" x 12'1"		Large fitted wardrobe with mirrored doors. Door to main shower room. Bedroom overlooks the 18th fairway of Kilkee Golf Club.