



# Michael & Eleanor Connor - Scarteen

**5 Main Street, Kenmare, Co. Kerry**

Ref: 847

**29 Sheen Woods, Kenmare, Co. Kerry V93PT98**



- Cosy Three Bedroom Home on the Shores of Kenmare River
- Located within 1.6 km / Walking distance to the town
- Magnificent views of the estuary & the suspension bridge
- Ideal Holiday Retreat

**Guide Price : € 330,000.00**

**Tel: 064-6641263/6641234**

**Web Page: [www.connorscarteen.com](http://www.connorscarteen.com) Email: [info@connorscarteen.com](mailto:info@connorscarteen.com)**

Whilst every effort is made to ensure that the information contained within this brochure is accurate, it should be used for information purposes only.

**Property Services Regulatory Authority Licence No: 002272**



# **Michael Connor – Scarteen**

## **M.I.P.A.V.**

### **5 Main Street, Kenmare, Co. Kerry**

Michael & Eleanor Connor-Scarteen Auctioneers are delighted to launch this Cosy 3 bedroom home located on the shores of the Kenmare River . This mid terrace property is set in an exclusive development of 30 houses. It over looks Kenmare Suspension Bridge, Reenagross Park , The Park Hotel and the Kenmare Estuary.

The property is in excellent condition with the added outdoor space of a decking area, this extra space takes advantage of the amazing views. The house is located close the parking area and has direct access to the shoreline. This would be an ideal holiday Retreat.

**Accommodation of 90 sq mts (968q.ft)**

#### **Ground Floor:**

**Hallway:** 4.80m X 1.80m

#### **Open Plan L Shaped Kitchen / Dining / Living Room:**

Kitchen / Dining Room: 5.40m X 2.90

Fully equipped fitted kitchen , dining area with double doors opening out on to the decking area & garden - magnificent views over the estuary

Living Room: 5.80m X 3.40m

Electric fire, carpet, double doors to the hallway

**Guest WC:** 1.80m X .90m WC & WHB

#### **First Floor:**

**Master Bedroom:** 3.80m X 3.30m

Ensuite: 1.90m X 1.40m Shower, WC & WHB

**Bedroom 2:** 3.30m X 3.10m - Magnificent views over the estuary

**Bedroom 3/ Home Office :** 3.00m X 2.10m - Magnificent vies over the estuary

**Bathroom:** 2.60m X 2.00m Bath/ shower , WC & WHB

#### **Services:**

Mains Water, Sewerage & Septic Tank. Fibre Broadband available in the area

Heating: electric heating

Annual Management Charge of € 1,750.00 - Covers building & public liability insurance, external painting, waste disposal, TV service, general estate repair & maintenance and sinking fund.

#### **Energy rating:**

BER: C1

BER No: 117259887

Energy Performance Indicator: 157.19 kWh/m<sup>2</sup>/yr

**Location: Eircode: V93PT98**

**Tel: 064-6641263/6641234**

**Web Page: [www.daft.ie/connorscarteen](http://www.daft.ie/connorscarteen) Email: [info@connorscarteen.com](mailto:info@connorscarteen.com)**

Whilst every effort is made to ensure that the information contained within this brochure is accurate, it should be used for information purposes only.





# Michael Connor - Scarteen

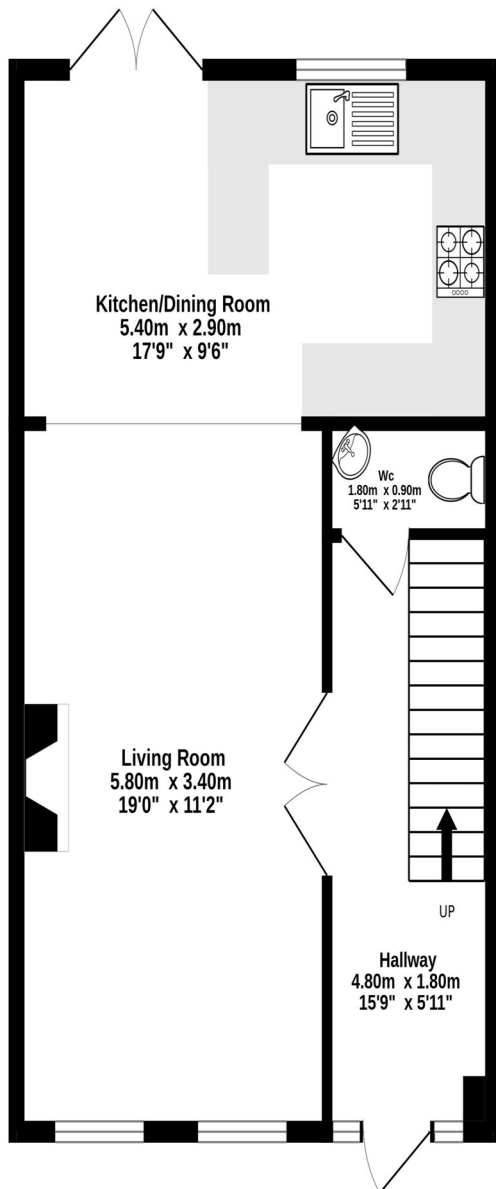
## M.I.P.A.V.

5 Main Street, Kenmare, Co. Kerry

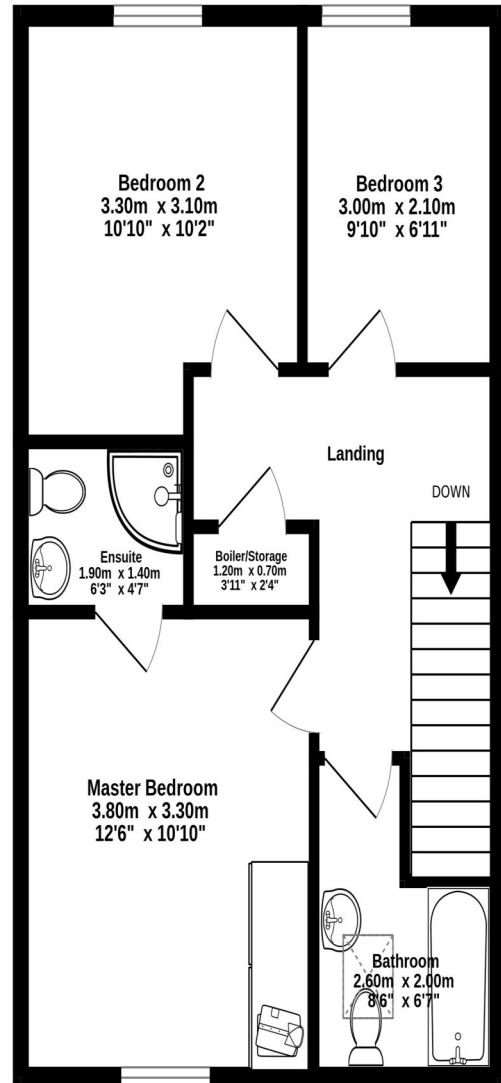


## Floor Plan

GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



1ST FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



29 SHEEN WOODS, KENMARE, CO. KERRY, IRELAND

TOTAL FLOOR AREA : 90.0 sq.m. (969 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024







# Michael Connor - Scarteen

## M.I.P.A.V.

### 5 Main Street, Kenmare, Co. Kerry



**Tel: 064-6641263/6641234**

**Web Page: [www.daft.ie/connorscarteen](http://www.daft.ie/connorscarteen) Email: [info@connorscarteen.com](mailto:info@connorscarteen.com)**

Whilst every effort is made to ensure that the information contained within this brochure is accurate, it should be used for information purposes only.





# Michael Connor - Scarteen

## M.I.P.A.V.

### 5 Main Street, Kenmare, Co. Kerry



**Tel: 064-6641263/6641234**

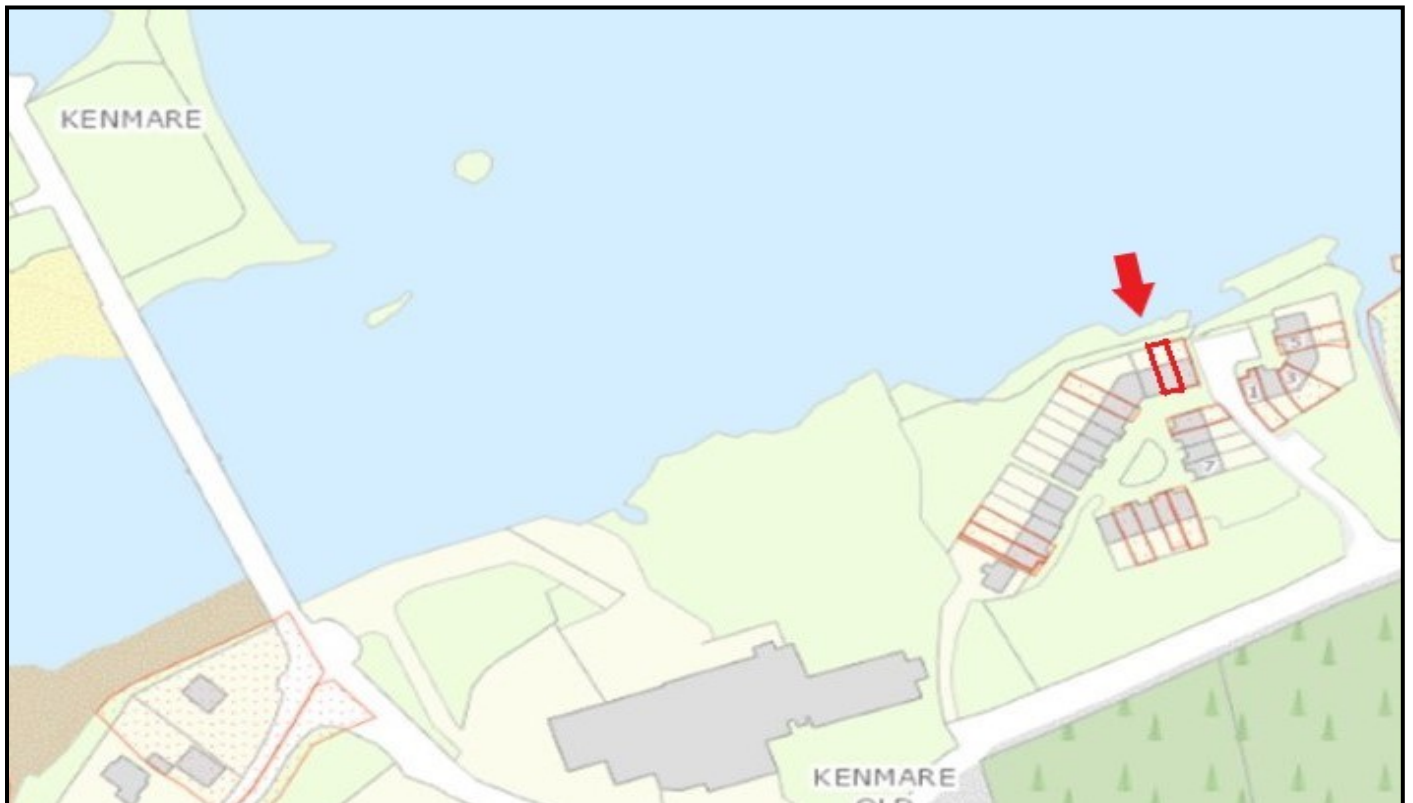
**Web Page: [www.daft.ie/connorscarteen](http://www.daft.ie/connorscarteen) Email: [info@connorscarteen.com](mailto:info@connorscarteen.com)**

Whilst every effort is made to ensure that the information contained within this brochure is accurate, it should be used for information purposes only.





**Michael Connor – Scardeen**  
**M.I.P.A.V.**  
**5 Main Street, Kenmare, Co. Kerry**



**Tel: 064-6641263/6641234**

**Web Page: [www.daft.ie/connorscarteen](http://www.daft.ie/connorscarteen) Email: [info@connorscarteen.com](mailto:info@connorscarteen.com)**

Whilst every effort is made to ensure that the information contained within this brochure is accurate, it should be used for information purposes only.