



FOR SALE BY PRIVATE TREATY

**22 WELLFIELD,
KILKEE,
CO. CLARE V15XK71**

PRICE: €290,000

BER D1



DESCRIPTION

We are delighted to present for sale this three bedroom semi detached residence which is ideally located just off the Marine Parade in a quiet established residential area of Wellfield, Kilkee. The property is just c. 250 m from the beach and within walking distance of all services and amenities in the local area.

The property is finished to an excellent standard throughout and the accommodation comprises of entrance hall, living room, kitchen/dining room, three bedrooms and bathroom.

Outside there is ample parking to the front, side access and a private walled and hedged rear garden with patio area.

Given the location of this property it would make a superb family holiday home or investment property.



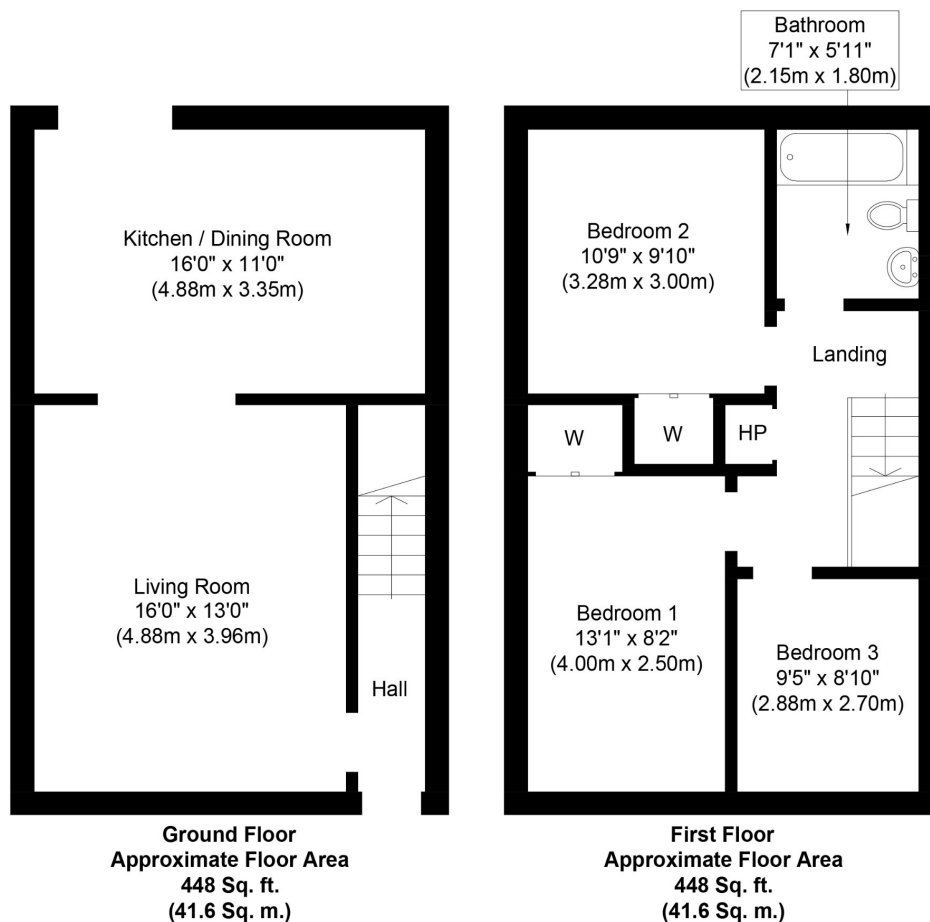


SPECIAL FEATURES

- Semi detached
- Electric heating
- Double glazed windows
- Modern fitted kitchen
- Three double bedrooms
- Excellent decorative condition
- Sunny rear garden
- Large open green to the front of the property
- 2/3 minute walk to Kilkee beach

ACCOMMODATION

- **Entrance Hallway** Composite entrance door. Solid timber flooring, Telephone point.
- **Living Room** Marble open fireplace with ornate mahogany surround and marble hearth. Solid timber flooring,. TV point. Double glass panelled doors to...
- **Kitchen / Dining Room** Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Hoover electric oven. Four plate ceramic hob. Extractor fan. Integrated dishwasher. Plumbed for washing machine. Integrated fridge freezer. Breakfast counter with underneath drawers. Ceramic tiled floor. Double glazed sliding patio door to rear garden. Storage Press.
- **Upstairs**
- **Bedroom 1** Fitted wardrobes and overhead presses. Tongue and groove sanded and varnished flooring.
- **Bedroom 2** Fitted wardrobes with overhead presses. Tongue and groove sanded and varnished flooring.
- **Bedroom 3** Fitted wardrobes with overhead presses. Tongue and groove sanded and varnished flooring.
- **Bathroom** Bath with Mira Elite electric shower. Glass shower door. Tiled surround. W.C. Wash hand basin.
- **Outside** Walled and hedged rear garden. Part lawned. Flagged patio area. The rear garden offers afternoon and evening sun. Front garden which has been fully laid with concrete to provide for car parking for four cars.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€290,000

DIRECTIONS

Google Map V15XK71

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.