

# Pauline Sugrue

## Estate Agent/Auctioneer I.P.A.V. Bonded Member

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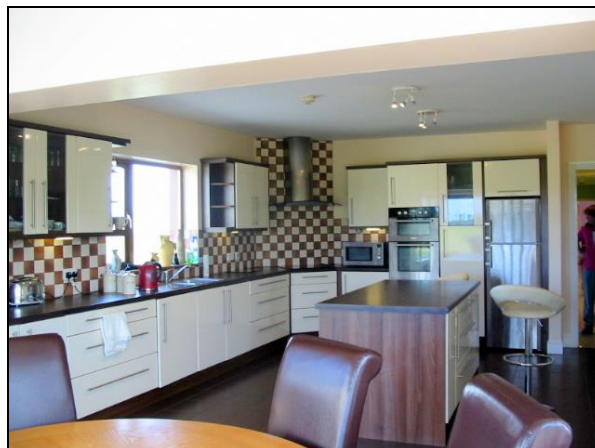
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### FOR SALE SINGLE STOREY HOUSE AT DOORA PORTMAGEE



A single storey house which is approx.. 9 years old and in excellent condition, it has 4 good sized bedrooms with one ensuite, it has large kitchen and conservatory, the kitchen is fully fitted with an Island in the centre, walnut worktop with matching walnut floor tiles. There is a separate dining room off the kitchen. The sitting room has Canadian oak flooring with an open fire place which has a Marble surround. There is a large Utility room with guest toilet. The entrance hallway is very spacious. There is a large attic which is floored and there is potential to make more rooms if required. There is a good sized garage/storage shed behind the house which has a roll up door by remote control and also has a separate side door. The ground around the house is circa  $\frac{3}{4}$  of an acre. The ground has not been maintained or garden laid. The finish in the house is of good quality. The views from the house is of Bray Head and the local View point for the most spectacular cliffs in Kerry. The property is a 10 minute walk to the beautiful fishing village of Portmagee which has become famous for the hosting of the film crew of Star Wars for filming on the famous Skelligs Rock. Boat trips to the Skelligs from Portmagee village on a daily basis and fishing trips. Portmagee Village has restaurants, coffee shops and local pubs, local shop and post office and craft shop, and its own Country Market once a week. Valentia Island is assessable via a bridge from Portmagee onto the Island.

BER Rating **BER C1**, BER number 109044099, Energy Performance Rating 171.44 kWh/m<sup>2</sup>/yr

Accommodation Briefly: Large Entrance hallway, 4 bedrooms, with 1 Ensuite, Large Main bathroom, kitchen and Conservatory, Dining Room, Large Sitting Room with door leading to Dining Room. Utility Room, Guest Toilet. Outside: Large Garage.

**Ref No: 430 Sale Price: €260,000**

The particulars herein are issued by Pauline Sugrue on the understanding that any negotiations in respect of the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm for themselves and the vendors/lessors disclaim any responsibility for any inaccuracy or omission in the particulars and terms of the properties referred to or for any expenses that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Viewing should be by prior appointment with us and our representative will accompany prospective clients. Any reasonable offer will be submitted to the owners for consideration.

## Resume ~ Doora, Portmagee

**Entrance Hallway:** 3.53m x 1.92m x 1.15m x 14.17m  
Tiled floor, Inset ceiling lights, phone point. Ceiling inset lights. Phone point.



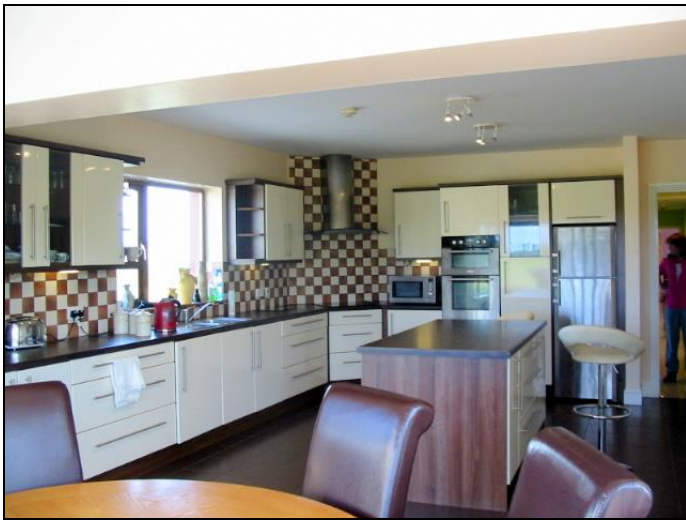
**Sitting Room:** 4.78m x 4.60m  
Canadian oak wood flooring. Open fire place with Marble surround.  
TV point.



**Dining Room:** 3.77m x 3.41m  
Door from kitchen and sitting room to Dining room. Laminated flooring.

**Good Sized Kitchen  
And Sun Room/Conservatory:** 8.22m x 4.69m  
Fully fitted kitchen with Island in the Centre with walnut wood worktop. Electric hob, electric oven and grill. Walnut tiled floor to match worktops.

The Sun room also has Walnut flooring through out with French doors that lead to garden and garage.



**Good Sized Utility Room:** **3.44m x 2.25m**  
 Tiled Floor. Plumbed for washing machine. Hot press. Separate Coat Closet with shelves.  
 Door leads out to rear garden area.



**Guest Toilet:** **1.67m x 1.55m**





**Office/Study:** 2.83m x 1.67m

**Bedroom 1:** 3.41m x 2.77m  
Cherrywood flooring.



**Bedroom 2:** 3.38m x 3.44m  
Cherrywood flooring



**Bedroom 3:** 3.77m x 3.41m  
Cherrywood flooring.



**Main Bathroom:** 3.47m x 2.80m  
Oval shaped Bath, Separate Power Shower. Sink, Toilet.  
Fully tiled floor to ceiling.



**Master Bedroom with (Ensuite):** 3.68m x 4.72m  
Maghony Flooring.



**Ensuite:** 3.41m x 1.24



**Other details:**

- ❖ Septic Tank.
- ❖ Mains water supply.
- ❖ Large attic which is floored.
- ❖ 10 minute walk to Portmagee village, primary school and walking distance to the local football pitch.

All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be true but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of them.