

# Pauline Sugrue

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

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**BER D2**

**Ber Number: 100989292. Energy Performance rating: 282.61 kWh/m2/yr.**

### **HOUSE FOR SALE WITH MOST CONTENTS. - KENNEIGH.**

A spacious four bedroomed detached bungalow on circa 0.5 of an acre plot.

There are two double bedrooms with one ensuite shower room and two single bedrooms. Sitting room with open log fire. Good sized fully fitted kitchen with an external door leading to the side garden, door leading from kitchen to dining room.

Main bathroom with bath and shower over. Outside there is a good sized rear garden ideally located facing west for the day time sun and evening sunset, there is sea views also from the rear garden. To the front there is a landscaped garden with gravel driveway and wooden entrance gate. The boundary around the house has a natural tree lined boundary and a concrete and wire strand fence with wooden post to the front boundary. There is a metal storage shed on the southern side of the house, oil storage tank to rear and two metal fuel storage bunkers. The property is being sold with most furniture. The house is ideally located on the Ring of Kerry Road, 11KM from Caherciveen and 5KM from Waterville village. Local sandy beaches, Inny Strand and Waterville are a five minute drive away. Waterville Golf Course and Lough Currane for lake fishing is also a short drive away. Inny River for salmon and sea trout is walking distance from the house or 2 mins. in the car.

**Accommodation Briefly: Entrance Hallway, Sitting Room, Kitchen, Dining Room, 4 bedrooms, one Ensuite, Main Bathroom. Outside: Metal storage shed.**

**O.I.R. €215,000 Including Most Contents.**

**Ref No: 1078**

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## Property at Kenneigh ~ Resume.

**Entrance Hallway:**

**2.49m x 1.68m x 6.09m x 0.98m**



**Sitting Room:**

**4.20m x 4.12m**

Laminated flooring. Open fireplace. Radiator. Carpet flooring. Views of front garden.



**Dining room:**

**3.28m x 3.09m**

Laminated flooring. Door leads off dining room to kitchen.



**Kitchen:** **5.17m** x **3.45m**

Fitted kitchen with worktop appliances are dishwasher, oven, fridge/freezer and washing machine. Built in Airing cupboard which houses the hot water cylinder and central heating controls. Back door leads to garden and outside storage shed.



**Main Bathroom:** **3.41m** x **1.64m**

Bath with mixer taps. Wash hand basin and toilet. Vinyl flooring.

**Bedroom 1:** **3.40m** x **2.55m**

Fitted wardrobe with fitted sink and Mirror. Laminated flooring.

**Bedroom 2:** **2.59m** x **1.81m**

Fitted wardrobe with fitted sink and mirror. Laminated flooring.







**Bedroom 3:** 3.33m x 3.30m  
Fitted wardrobe with fitted sink and mirror. Laminated flooring.



**Bedroom 4: (En-suite):** 3.63m x 3.33m  
Master bedroom has fitted wardrobe with fitted sink and mirror. Laminated flooring.



**En-suite:** 2.50m x 0.91m  
Shower, Sink, Toilet.

**Other details:**

- ❖ Garden at rear has sea views.
- ❖ Good sized garden at front with planted shrubs and flowers.
- ❖ Metre Storage shed.
- ❖ Entrance gates.
- ❖ House Alarm.
- ❖ Public mains water supply.
- ❖ Septic tank.
- ❖ Just over 2 miles to Waterville village.
- ❖ Walking distance to the Inny River for fishing and short drive to
- ❖ An Lough Currane for lake fishing.
- ❖ Inny Strand beach over mile from the property as is the Waterville
- ❖ Beach and Waterville Golf Links Course.

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.

Viewing is strictly by appointment.