

Pauline Sugrue

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For Sale - Kinnard East, Ballinskelligs.



This 4 bedroomed house with stunning sea and mountain views over Ballinskelligs Bay and views of Hogs Head Peninsula, Scarrif Island and Horse Islands. There are two bedrooms downstairs and bathroom and attic conversion with its gable windows to take in the sea views has two good sized bedrooms with separate small toilet room. The property is in good condition inside and is turnkey. At the rear of the house is a beautiful patio with steps to rear garden to sit out and take in the amazing sea views. There is entrance gate with natural stone boundary wall to front.

Accommodation: Entrance Hall, Sitting room, Kitchen, Bedroom 1 Bedroom 2, Bathroom.

Upstairs to Attic conversion Bedroom 3 and Bedroom 4.

Services: Oil Heating and open fireplace.

Total Sq Meters : 96.44 approx



Ber Number 109700252. Energy Performance Rating. 234.37 kWh/m2/yr

Offers Invited. €182'000 Ref264

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'Kinnard East Ballinskelligs ~ Resume.

Entrance Hallway: **4.54m x 1.53m**

Tiled floor. Good sized hotpress stores hot tank and shelving.

Kitchen: **4.01m x 3.35m**

Tiled floor. Some fitted units. Patio door to Patio and steps leading to rear garden.

Beautiful sea views over the bay and onto Waterville, Hogs Head Peninsula, Horse Island in Ballinskelligs Bay and Scariff Island.



Sitting room : **4.05m x 3.01m**

Tiled floor. Open Fire with natural stone surround. TV Point. Patio door to patio and rear garden. Lovely Sea Views also from this room.

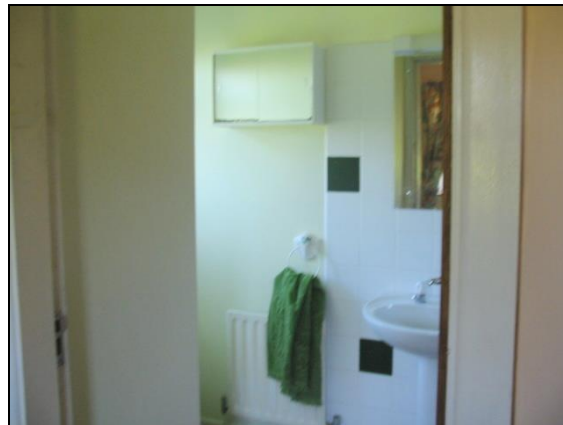


Bedroom 1:With Ensute **3.55m x 3.53m**

Carpet flooring. Fited Wardrobe.



Ensuite: 1.79m x 0.96m
Electric Shower. Sink, Toilet. Partly tiled walls.



Bathroom: 1.73m x 1.72m
Bath with shower mixer taps. Sink, Toilet, Tiled floor.

Bedroom 2: 3.51m x 2.75m
Carpet. Fitted Wardrobe. Fitted dressing table and Mirror.



Upstairs:

Bedroom 3: 4.07m x 3.47m
Carpet. Gable Window. Spacious Bedroom.



Small Toilet: 1.65m x 1.38m
Extractor Fan.

Bedroom 4: 5.28m x 4.33m
Gable window. Very Spacious room. Attic Space.



Other details:

- ❖ Oil Heating.
- ❖ Outside water tap.
- ❖ South Facing Patio with steps to large garden.
- ❖ Entrance Gates with stone walls to front boundary.
- ❖ 2KM to blue flag beach.
- ❖ Short drive to Browns local Shop, local Post Office, Cable 0 Leary, Rosies Pub,
- ❖ Community Centre, Catholic Church. Public Pier boat trips to famous Skelligs Rock.
- ❖ Cill Rialig Art Centre and Famine Village.
- ❖ 15 minute drive to Caherciveen town.
- ❖ Plot size approx 0.255 hectares (0.63 acre)



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