

# Pauline Sugrue

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

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## **FOR SALE** **15 Waterville Links**



A detached bungalow has come onto the market for sale within the very popular Waterville Links development. The house has very pleasant sea views within this very well kept development and within walking distance to Waterville village. This single storey house has three good sized bedrooms with one ensuite, large open plan kitchen dining room and sitting room with patio doors and a separate utility room. Garden to front and back with plenty of space for a storage shed. Own private parking bay to the front. Property is ideal as a permanent home as is the other houses on the development, or a holiday home. The location is ideal being walking distance to the village and a short drive to the Waterville Links Golf course and beach and the new Exclusive Hogs Head Golf Course and a short drive to Waterville lake for fishing and the Inny River. There is numerous beaches to choose from locally and they are all only a 10 to 15 minute drive away.

Accommodation: Good sized entrance hall, Large Kitchen area, dining room and sitting room, Separate Utility Room. Bedroom 1, Bedroom 2, and Bedroom 3 Ensuite, and a spacious Main Bathroom.



**Ber Number: 110274123. Energy Performance rating: 290.72 kWh/m2/yr.**

**Ref No: 1086 €205,000 Sold Furnished**

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## 15 Waterville Links ~ Resume.

**Entrance Hall:** 4.11m x 1.90m  
Carpet Flooring. Storage heater.



**Kitchen:** 4.24m x 3.96m  
Tiled floor, fitted kitchen with intergrated dishwasher, electric oven and hob, storage heater.



**Utility Room:** 2.60m x 1.96m  
Tiled flooring, fitted presses, worktop underneath plumbed for washing machine, space for dryer.  
Back Door to garden.



**Dining/Living room:**      **7.66m**      x      **5.25m**

Laminated flooring, Fireplace with electric fire inset. TV point. Patio door. Sea views.



**Bathroom:**                      **3.14m**      x      **1.94m**

Tiled floor and tiled walls. Bath with mixer taps, sink, toilet, electric heater.



**Bedroom 1:**                      **3.78m**      x      **3.56m**

Laminated flooring. Storage heater.



**Bedroom 2:**                      **3.60m**      x      **3.57m**

Laminated flooring. Storage heater.



**Bedroom 3: With Ensuite**      **4.60 x**      **3.55m**  
Laminated flooring. Electric Heater.



**Ensuite:**      **2.29m x**      **1.08m**  
Tiled floor and partly tiled walls. Triton electric shower. Sink, toilet.

**Other details:**

- ❖ Own parking bay.
- ❖ Garden to front and Rear.
- ❖ Sea views over Ballinskelligs Bay.
- ❖ Walking distance to Waterville village.
- ❖ Short drive to Waterville beach and Waterville Golf Links Course.
- ❖ Property also well located to the New Hogs Head Golf Course.
- ❖ Yearly Maintenance Charge applies.
- ❖ Waterville Links Houses are very well sought after properties as they are very well kept as is the grounds.



**Note:-**

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.