

Pauline Sugrue

Licence no 001195

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

Kenneigh,
Caherciveen,
Co. Kerry,
Ireland.

Telephone: 066 9474310

Fax: 066 9474322

E-mail: info@kerrypropertysales.com

Website: kerrypropertysales.com

FOR SALE **Detached House at** **Rivercrest, Waterville.**



Two Storey detached house in very good condition, there is a large garden to the side of the property and a garden to front of house. Small shed for storage, plenty of parking around the house with tarmac entrance and around the house. Rivercrest is a spacious quite development with 8 houses in the development. The layout of these houses is there is 3 bedrooms with one ensuite, bathroom downstairs with the sitting room and kitchen upstairs. The property is in a quite development and is a short drive or walk to Waterville village. The beach and Waterville Golf Course is a short drive away.

Accommodation Briefly: Entrance Porch, Hallway, Bedroom 1 with Ensuite, Bedroom 2, Bedroom 3, Bathroom. First Floor: Sitting Room, Kitchen, Utility Room.



Ber Number: 110254646. Energy Performance rating: 265.67 kWh/m2/yr.

O.I.R. €190,000 Including Contents **Ref No. 1083**

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to or for any expenses that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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.

No 2 Rivercrest ~ Resume.

Entrance Porch: 1.88m x 1.26m

Tiled floor.



Hallway: 3.74m x 3.30m

Tiled floor. Electric Storage heater.

Bedroom 1: with Ensuite: 5.43m x 3.35m

Carpet, Fitted Wardrobe and matching fitted dressing table with large fitted mirror.



Ensuite: 1.76m x 1.68m

Tiled floor. Partly tiled walls. Bath, Shower over bath Sink, Toilet .

Main Bathroom: 2.34m x 2.02m

Tiled floor, Partly tiled walls, Bath, Electric Shower, Sink, Toilet.



Bedroom 2: **4.84m x 2.98m**

Carpet. Large Fitted Wardrobe.



Bedroom 3: **4.84m x 3m**

Carpet. Fitted wardrobe.



Upstairs:

Storage cupboard underneath stairs.

Landing: **2.33m x 1.82m**

Wood flooring.

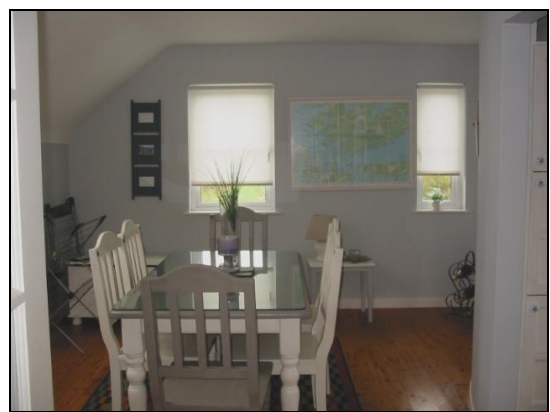
Sitting Room: **6.13m x 3.37m**

Wood flooring. Gas fire inset in fireplace. TV Point.



Kitchen: **3m x 2.94m**

Fitted kitchen with worktop, fitted gas hob with electric oven.



Utility Room: **2.06m x 3m**

Wood flooring. Fitted press and shelving and worktop.

Washing machine and dishwasher.



Other details:

Large garden to side of house and good sized front garden.

Tarmacadam entrance driveway and around the house.

Lots of parking space.

Detached storage shed.

Public water.

Own Bio Treatment Tank.