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FOR SALE NO. 12 THE CABLE TERRACE KNIGHTSTOWN VALENTIA ISLAND.

NO. 12 Cable Terrace is a period Victorian house dating back to the 1870s. It is a two-storey, terraced with many of its original features still in place, for example the 19th Century tiled floor in main hallway, window shutters, and open fireplaces. The property has two good-sized living rooms with open fireplaces, one with original pictorial glazed tiles, a fitted kitchen with appliances, a large wooden, family bench and a Belfast sink. Upstairs there is one very large bedroom and two smaller bedrooms with a linen cupboard, and a most unusual window lighting the landing from the attic floor above. The attic stairs leads to two attic bedrooms, lit by velux window. There are new double-glazing sash windows throughout, except in the kitchen and bathrooms downstairs. There is a guest toilet and bathroom with original six-foot bath with electric shower. Pantry under the stairs. Storage heaters in each of the downstairs rooms and hallway. Spacious hallway with original beautiful 19th Century tiled floor. Throughout forty years' ownership, the current owners have kept the house in good condition. The property has an outdoor shed at the rear with deep freezer/fridge, and a good - sized back garden which is currently overgrown. The house shares a magnificent setting with beautiful seaviews and surrounding mountain backdrop. The large play area in front of the house, including the tennis court is communally owned and safe for children. The grounds are beautifully maintained with myrtle, rhododendron, montbretia and hydrangea. The "designer" village of Knightstown is beautifully quaint with an original clock and weigh-house as centrepiece overlooking the fishing harbour. There is direct access from No. 12 to the sea shore with excellent swimming, boating and sailing facilities including mooring and summer water sports, all within 5 minutes' walk, as is the car ferry operating 6 to 7 months yearly. On the Island there are many places of interest such as the Slate Quarry / Grotto, local shop, laundry service, cafes, The Royal Hotel and The Skellig Experience venue, as well as excellent restaurants within easy reach. The Knightstown tidy towns organization is very active in ensuring that it maintains its award-winning, idyllic appearance. The island has much to offer with lots of activities including fishing, boating, water sports, triathlon, amazing walks all over the island. The sub-tropical gardens at Glanleam House and beach, and the lighthouse, are uniquely spectacular features. There are also the local Heritage Centre, the Catholic and Anglican Churches at Knightstown

Accommodation: Entrance Hallway, Sitting Room, Lounge, Guest Toilet, Bathroom, Kitchen. First Floor: Bedroom 1, Bedroom 2, Bedroom 3. Second Floor. Two attic rooms.

Ref No: 431 €188,000 Including Contents.

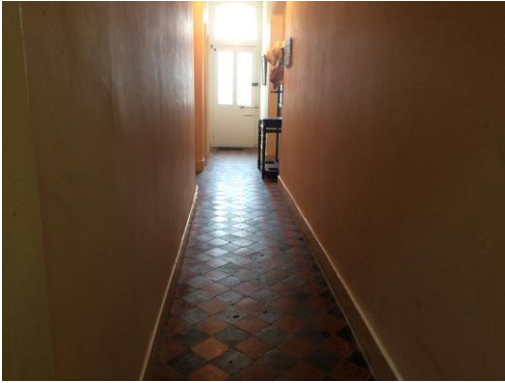
The particulars herein are issued by Pauline Sugrue on the understanding that any negotiations in respect of the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm for themselves and the vendors/lessors disclaim any responsibility for any inaccuracy 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. 12 Cable Terrace, Knightstown, Valentia Island ~ Resume

Hallway:

Original Tiled flooring.

9.14m x 1.06m



Lounge:

Carpet flooring, Storage heater. Original Fireplace.

4.47m x 3.37m



Sitting Room:

Sea Views. Wooden flooring. Original fireplace.

4.47m x 3.37m



Long Hallway:.. Original tiled flooring.

To Guest Toilet:

2.31m x 1.09m

Tiled floor. Wooden Sash window.

Partly tiled walls.

Bathroom:

2.24m x 2.20m

Bath with Triton Electric Shower over bath. Tiled over bath and Tiled flooring.

Wall mounted electric heater.

Kitchen:

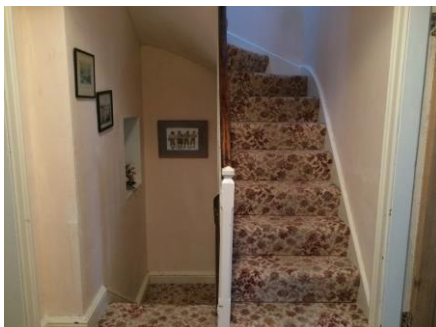
4.03m x 3.67m

Fitted kitchen with worktop. Belfast sink. Plumbed for dishwasher and space for dryer. V Lux windows. Hot-press. Long wooden seating bench. Storage heater. Back door leads to courtyard and storage shed.



Original Staircase to first floor and second floor.

Underneath storage cupboard.



Landing:

2.43m x 1.70m

Carpeted stairs and landing. Storage Press with shelving.

Bedroom 1:

4.75m x 3.46m

Beautiful sea views and mountain views across to Caherciveen. Carpet flooring.

Original fireplace.



Bedroom 2:

Views over rear garden. Original fireplace. Carpeted.

3.96m x 2.51m



Bedroom 3:

Carpet flooring. Original fireplace. Overlooks rear garden.

3.96m x 3.01m

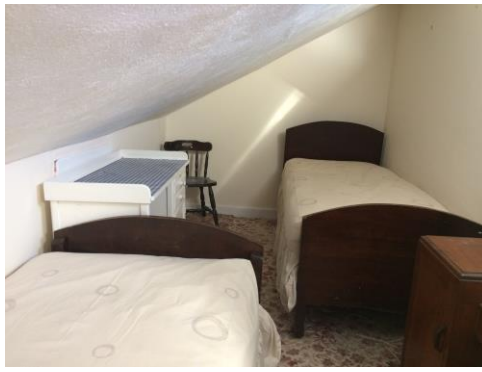


Stairs to 2nd floor: Two attic rooms can be used as childrens rooms.

Bedroom 4:

Can fit two single beds. Original floor boards. V Lux window.

5.84m x 2.17m



Bedroom 5:

5.84m x 2.17m

Can fit two single beds. Original floor boards.



Other details:

- ❖ Water and Sewerage Services Linked to Knightstown village mains.
- ❖ Communal right of way around the Terrace Houses.
- ❖ Large Rear garden. Small garden to front.
- ❖ Walking distance to Knightstown village and pier and car ferry which goes across to the mainland of Caherciveen. (Seasonal Ferry).
- ❖ No 12 is a Protected Structure. Original features throughout house.
- ❖ Double glazed sash windows with original wooden shutters.
- ❖ Sea Views.
- ❖ There is a tennis court on the grounds for all the Cable houses to use.
- ❖ Communal gardens to the front with mature trees.
- ❖ Courtyard enclosed with high walls and a door leads to Communal walkway and rear garden.





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