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Amazing sunset from the property.

FOR SALE – AMHRAN NA GAOITHE

Amhran Na Gaoithe is a single storey house in an elevated position with stunning sea views over Ballinskelligs Bay and of the famous Skelligs Rock and Coomaciste. The Property is situated along the Ring Of Kerry and is set in an area of tranquillity. The house has 3 bedrooms with fitted wardrobes and the property is in good condition. The property has been looked after very well and the owner has his own local caretaker. It has two open fireplaces, electric storage heaters and has 20 solar panels which heat the water and the house and what solar power that is not used goes through to the meter and ends up as a credit. French doors lead out to the beautiful patio where you can sit out and admire the beautiful views across the Atlantic ocean. The field below the house is with the property and no one can build in front of the house. Open plan sitting room cum kitchen and dining area which is quite spacious. There is a sea and mountain view from every room in the house facing the sea. There is a metra storage shed to the side of the house. Pump house which stores the filtration system for the water well and the inverters for the solar system. The property comes fully furnished.

Accommodation: Entrance Porch, Large Utility room, Open plan sitting room to kitchen cum dining room, Bedroom 1, Bathroom, Bedroom 2, Bedroom 3. Hot press. Outside: Metra shed.

BER D1

Ber Number: 105494603 . Energy Performance Rating. 250.25 kWh/m²/yr

O.I.R. €265,000.00 **Ref No: 1068**

Amhrán Na Gaoithe ~ Loher



Front Porch: 1.80m x 2.70m
Tiled floor, Sea View

Utility Room: 4.47m x 2.39m
Tiled floor, electric shower, fitted units and work top, fridge, washing machine,



Kitchen / Dining Room 7.20m x 2.39m
Hot press, open fireplace, tiled floor, storage heater, desk unit, fitted electric oven, washing machine, fitted presses and work top, fridge freezer,



Sitting Room: 7.11m x 3.23m

Tiled floor, storage heater, open fireplace, French doors to outside patio & garden, Large windows amazing sea views of Skellig Islands, Ballinskelligs, Coomaciste mountain,



Hallway to Bedrooms: 0.97m x 3.35m

Press, tiled floor, storage heater,

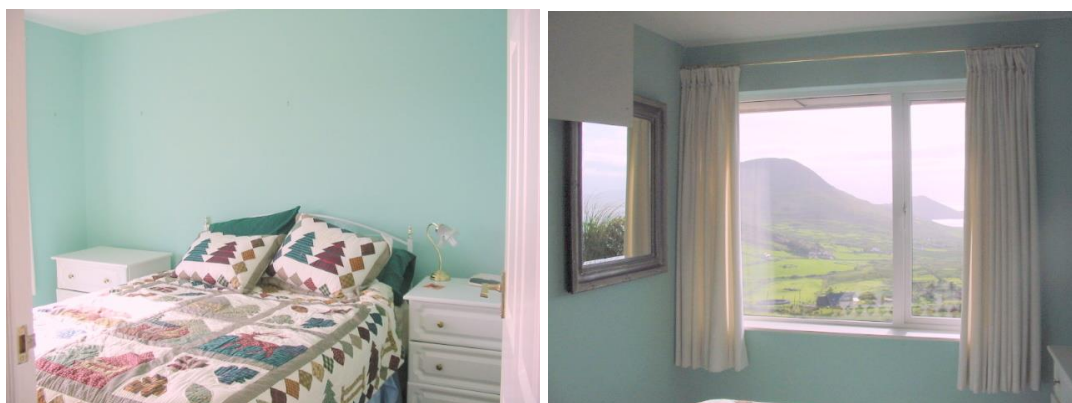
Bedroom 1: 2.56m x 2.88m

Carpet, fitted wardrobe, sea views, storage heater, South-West facing, painted in light lilac colour,



Bedroom 2: 3.60m x 2.74m

Carpet, fitted wardrobe, sea views, storage heater, South-West facing, painted in light green,



Bedroom 3: **3.81m** x **3.09m**
Carpet, fitted wardrobe, storage heater, two tone painted walls in cream & red,



Other details:

- ❖ Metra Shed
- ❖ Storage Shed for water pump house,
- ❖ Ideal location only minutes from Derrynane House, Derrynane Beach, Caherdaniel village, Waterville village, The Scariff Inn, Coomaciste, Loher Fort and all the wonders of South Kerry,
- ❖ Excellent Holiday Home rental potential,
- ❖ Solar panel system with inverters, for heating water, heating the home, any unused electricity goes to the electricity grid and ends up as credit,
- ❖ Circa 1.5 acres of land,
- ❖ Perfect home for those wishing to become self-sufficient, plenty of room for raised beds, poly-tunnels, rabbits and chickens, property includes solar power system, and water well,





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.