

FOR SALE BY PRIVATE TREATY



**BER D2**

**Main Road, Oakpark, Tralee, Co. Kerry  
V92 CPK7**

DNG WH Giles are delighted to offer this beautiful turn key private four bedroomed bungalow to the market. Located in a mature and sought after residential area walking distance to local shops and all amenities.

**Advised Market Value €275,000**



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The home is ready for occupancy which is very difficult to acquire at the moment from a bungalow in Tralee Town. It offers a modern kitchen, modern bathroom and fresh flooring throughout. Three of the four bedrooms are double rooms and also has the benefit of an office/playroom if required.

Outside there is a large garden to the front and a large south westerly garden to the rear capturing the sun all day and into evening and offers superb scope for extension if required. The tarmac driveway provides excellent off street parking.

This property would ideally suit a retired couple or a family looking from a detached property in a desirable area. Viewing is highly advised.

**Property consists of:**

**Hall 1m (3'3") x 1.58m (5'2")**

Hall:

1.5 x 1.58 Laminate flooring

**Bedroom 1 3m (9'10") x 2.04m (6'8")**

Laminate flooring

**Office 2.2m (7'3") x 3.02m (9'11")**

**WC 1.19m (3'11") x 3.06m (10'0")**

**Kitchen/Dining Area 6.13m (20'1") x 4m (13'1")**

Timber flooring in the Dining Area, Fitted eye and floor level units, dishwasher, washing machine, hob, oven, fridge freezer, tiled splash back

**Livingroom 4.02m (13'2") x 4.55m (14'11")**

laminare flooring, stove, feature stone surround

**Corridor 1.8m (5'11") x 4.05m (13'3")**

+ 6.06 x 1.2 laminare flooring, hotpress

**Bedroom 2 4m (13'1") x 3m (9'10")**

built in wardrobe, laminare flooring

**Bedroom 3 4.3m (14'1") x 3.8m (12'6")**

built in wardrobe, laminare flooring

**Showeroom: 2.16m (7'1") x 1.5m (4'11")**

wc, whb, shower, partially tiled

**Directions**

Eircode: V92 CPK7

