

FOR SALE BY PRIVATE TREATY



BER D1

8 Clashaphuca, Ballyroe, Tralee, County Kerry V92 XD6X

Standing on a stunning c.0.5 acre site with magnificent landscaped gardens, that have been meticulously maintained, offering superb privacy and maturity, DNG WH Giles are delighted to bring this remarkable family home to the market.

Advised Market Value €359,950



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Consisting of four bedrooms with one master bedroom ensuite there is also an opportunity to convert the garage if required into a fifth bedroom. The entrance hall was reconfigured to provide a beautiful spacious welcoming hallway having solid oak flooring with access to all the bedrooms (three of which are double rooms) from the hall. The bathroom also positioned in this section of the property was recently remodeled providing a modern fully tiled wet room and toilet facilities.

The living area approached from the hall by double doors is extremely bright with two large windows looking out onto the private gardens. It features a beautiful solid fuel fireplace, solid oak flooring and a great built in solid oak tv and display cabinet.

The fully fitted kitchen is wonderful with all fitted storage cabinets and appliances offering a two dining areas with sliding patio doors to the front garden.

Off the kitchen is a utility, toilet facilities, garage with double doors to the front but also a very large lounge area with feature high timber ceiling and having its own access it would also lend itself to a self contained office space.

Outside the gardens with this property are extraordinary, they are surrounded by a mature hedging and provides magnificent shrubs, staggering tree, vast lawns and rockery that even has its own bath that the owner has made it into a fantastic focal point!

A property such as this rarely comes on the market offering exclusivity, peace and tranquility, only minutes drive from Tralee town, viewing is highly advised!

Hall 4.58m (15'0") x 4.37m (14'4")

Solid oak flooring, feature brick pillar, hot press, double doors to living area.

Living Area 5.3m (17'5") x 3.79m (12'5")

Solid oak flooring, feature open fireplace, coving, built in display cabinet.

Kitchen 4.35m (14'3") x 2.99m (9'10")

Fitted eye and floor level fitted units, tiled floor, tiled splashback, sink unit, hob, oven, Velux window, fridge freezer

Dining Area 2.84m (9'4") x 4.38m (14'4")

Tiled floor, sliding door to front garden

Utility 1.5m (4'11") x 2.72m (8'11")

Fitted eye and floor level storage units, tiled floor



W.C 1.97m (6'6") x 1.6m (5'3")

Partially tiled, wc, whb,

Lounge/Office/Playroom 11.6m (38'1") x 6.6m (21'8")

Tiled floor, patio door to rear garden, feature vaulted high ceiling, side access, recessed lights, velux,

Garage 5.2m (17'1") x 3.88m (12'9")

Laminate flooring, double doors to front driveway, heating

Bedroom 1 3.38m (11'1") x 2.45m (8'0")

Carpet, coving.

Bedroom 2 3.56m (11'8") x 3m (9'10")

Newly Carpeted

Shower Room (Mobility) 3.63m (11'11") x 2.62m (8'7")

Sink, wc, whb, wet room electric shower, fully tiled.

Bedroom 3 3.32m (10'11") x 3.47m (11'5")

Built in wardrobe, carpet,

Master Bedroom 4.3m (14'1") x 3.3m (10'10")

Carpet, built in wardrobe

Master bedroom (en-suite) 1.55m (5'1") x 1.44m (4'9")

WC, whb, electric shower

Directions

V92 XD6X

