



**FOR SALE BY PRIVATE TREATY**

**SEAFORTH,  
1F SPANISH COVE HOLIDAY APARTMENTS,  
EAST END,  
KILKEE,  
CO. CLARE V15T102**

**PRICE: €320,000**

**BER D1**





## DESCRIPTION

Spanish Cove complex is ideally situated just 60m from the beach and adjacent to the former Ocean Cove Hotel. The apartment measuring 75 Sq. M. is located to the front of the development with a direct view over Kilkee's horse shoe shaped beach.

The development comprises of a mix of apartments and townhouses and is located along the East End of Kilkee Town. The apartment is a spacious ground floor two-bedroom apartment with a private front patio / garden area.

The Cove is within a minute's walk from the golf course and magnificent cliff walks. Waterworld is 100m away and the picturesque village of Kilkee is a further 400m. Kilkee has a wealth of local attractions including golfing, cliff walks and horse riding. Some of the magnificent scenes in Ireland are in Clare which include the Cliffs of Moher and the Burren Region.

Accommodation comprises of open kitchen / living room / dining room, two double bedrooms master ensuite and bathroom.

Outside balcony offers panoramic views of Kilkee Beach.





## SPECIAL FEATURES

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Ground Floor Apartment

Double glazed windows

Electric heating remotely controlled

Panoramic views of Kilkee Beach

Close proximity to the town, beach and golf club

Service charge €1,696 per annum

## ACCOMMODATION

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- **Open living/dining/kitchen**

Feature electric fire. Modern fitted kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Four cutlery drawers. Canon Hotpoint double oven and four plate ceramic hob. Extractor fan. Elevated breakfast counter. TV point. Coving.

- **Bedroom 1**

Range of fitted wardrobes.

- **Ensuite**

Large shower cubicle with Triton Shannon electric shower. W.C. W.H.B. Fully tiled walls and floor.

- **Bathroom**

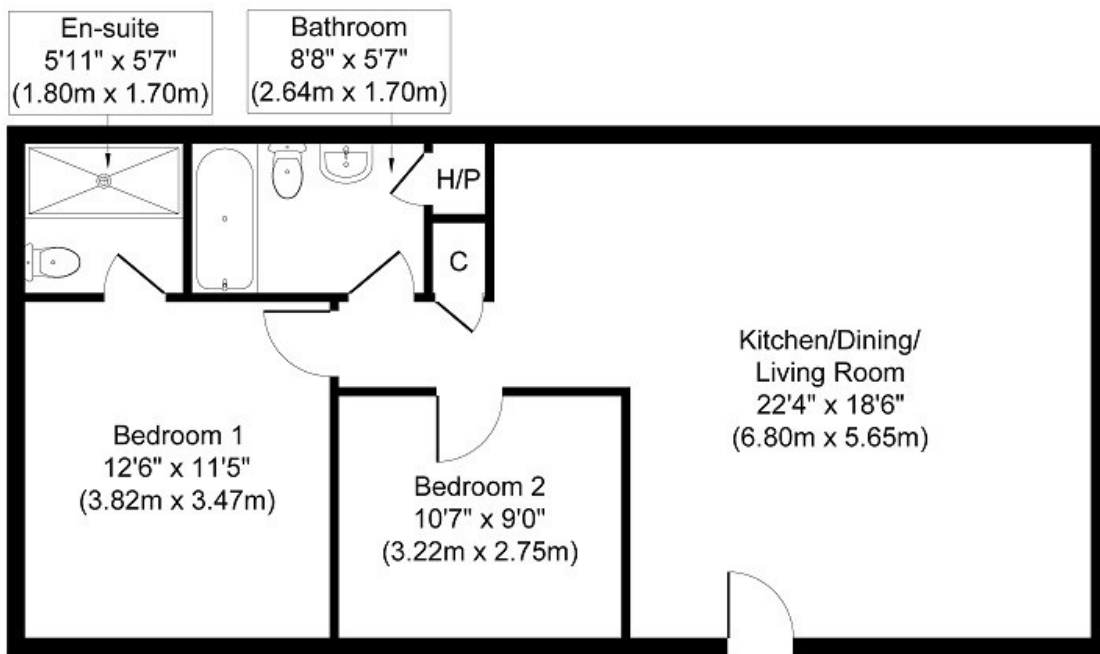
Bath with glass shower door. W.C. W. H. B. Hot press.

- **Bedroom 2**

Range of fitted wardrobes.

- **Outside**

Large balcony offering panoramic views of Kilkee beach.



**Approximate Floor Area**  
**734 sq. ft**  
**(68.17 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PRICE

€320,000

## DIRECTIONS

Google map: V15T102

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.