

FOR SALE BY PRIVATE TREATY



**214 Saint Brendan's Park, Tralee,
County Kerry. V92 R5FE**

DNG WH Giles are excited to present this 2 story, mid terraced house to the property market. The house includes 3 bedrooms, a bathroom and a connected shed space. The property requires renovation to bring it up to modern day standards. It oozes investment potential.

Advised Market Value €150,000



23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073
Email: info@whgiles.ie | PSRA Licence no: 004259 | www.dngwhgiles.ie
www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles
www.daft.ie/kerry/estate-agents/tralee/whgiles/

Company Reg No: 124045 | Vat No: 4711885T



The property is well located in the mature residential area of St Brendan's Park. It is a stone throw away from a pharmacy and The Burger Shack, a popular family restaurant. It is about 10 minutes walking from Tralee Town centre. Other nearby amenities include The Kerry ETB Training centre, Monavalley Industrial Estate, GSME and CBS Primary Schools, GAA clubs and service stations/ shops.

The property has a walled front garden area and a designated parking space. To the rear is a south west facing back garden with plenty of space for an extension if desired. The house has teak single glazed windows and is about 71 sqm in size including the shed. It is in average condition as it needs to be totally modernised. It has fantastic potential to be upgraded into an ideal family home or rental property.

Ground Floor

Front Porch 3.45m (11'4") x 2.09m (6'10")

Vinyl, access to shed

Hall 1.93m (6'4") x 1.48m (4'10")

Carpet

Sitting room 2.31 x 4.87 plus 2.99m (9'10") x 1.64m (5'5")

Carpet, open fireplace

Kitchen 2.41m (7'11") x 1.97m (6'6")

Vinyl, 4 ring electric hob and oven, press

Food storage 1.34m (4'5") x 1.11m (3'8")

Vinyl, shelving

First Floor

Landing 0.09m (4") x 2.99m (9'10")

Carpet

Bedroom 1 3.18m (10'5") x 3.04m (10'0")

Double room, carpet

Bedroom 2 4.06m (13'4") x 3.18m (10'5")

Double room, carpet

Bedroom 3 2.99m (9'10") x 3.19m (10'6")

Single room, carpet

Bathroom 1.96m (6'5") x 2.02m (6'8")

Vinyl, wc, wbh, bath, cupboard

Shed 4.39m (14'5") x 2.1m (6'11")

Concrete floor, shelving

Store room 2.3m (7'7") x 0.9m (2'11")

Concrete floor, shelving, hooks

Directions

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