

FOR SALE

**9 PIERCOVE,
KILLORGLIN,
CO. KERRY
V93 EY96**

€365,000

TALK TO US

066 976 1780

Langford Street Killorglin Co Kerry
V93E797

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**KERRY
PROPERTY
MANAGEMENT**

LICENCE NO: 002592

AUCTIONEER
PROPERTY
ADVISORS



PROPERTY DETAIL

An Exceptional Four Bedroom Detached property located in Pier Cove.

Pier Cove is an exclusive development of just nine houses in a picturesque setting and walking distance of Killorglin town centre.

With bright spacious living accommodation this property offers an opportunity to acquire a home of the highest quality in one of the most sought after areas in Killorglin.

Features include high ceilings and windows allowing plenty of natural light throughout the property, substantial garden space to both the front and rear, oil fired central heating.

While the property is located close to town it also enjoys a rural setting and is just a short distance from Ballykissane Pier, a beautiful scenic area overlooking the River Laune.

The property is in pristine condition throughout and would make an ideal family home being close to schools and all amenities.

DISCLAIMER

DISCLAIMER: Kerry Property Management Ltd. for themselves and for the vendors of the property whose agents they are, give notice that: (A) The particulars are set out as a general outline for the guidance of intending purchasers do not constitute part of, an offer or contract. (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (C) No person in the employment of Kerry Property Management Ltd. has any authority to make or give representation or warranty whatever in relation to this property.

ACCOMMODATION:

Entrance Hall - 4.62m x 3.91m Bright and spacious hall with high ceiling, tiled flooring, recessed lighting, wooden staircase leading to first floor with Cloakroom

Lounge - 6.93m x 4.19m Bright room with carpet flooring, open fire with wood surround, bay window, light fittings, curtains, double French doors leading to back garden

Kitchen - 3.3m x 6.15m Bright room with fitted kitchen, integrated appliances (fridge/freezer, electric cooker, hob, extractor), island, tiled flooring, recessed lighting

Dining Room - 3.66m x 4.27m Bright room with tiled flooring, bay window, double French doors leading to garden

Utility - Spacious room with sink unit, storage cupboards, tiled flooring, door to garden

Guest WC - WC, WHB, tiled flooring
Landing - Bright spacious landing with timber flooring

Bedroom 1 - 3.99m x 4.19m Double room with timber flooring, built-in wardrobes

Ensuite 1: Shower, WHB, WC, fully tiled



ACCOMMODATION:

Bedroom 2 - 3.89m x 3.3m Double room with timber flooring

Ensuite 2: Shower, WHB, WC, fully tiled

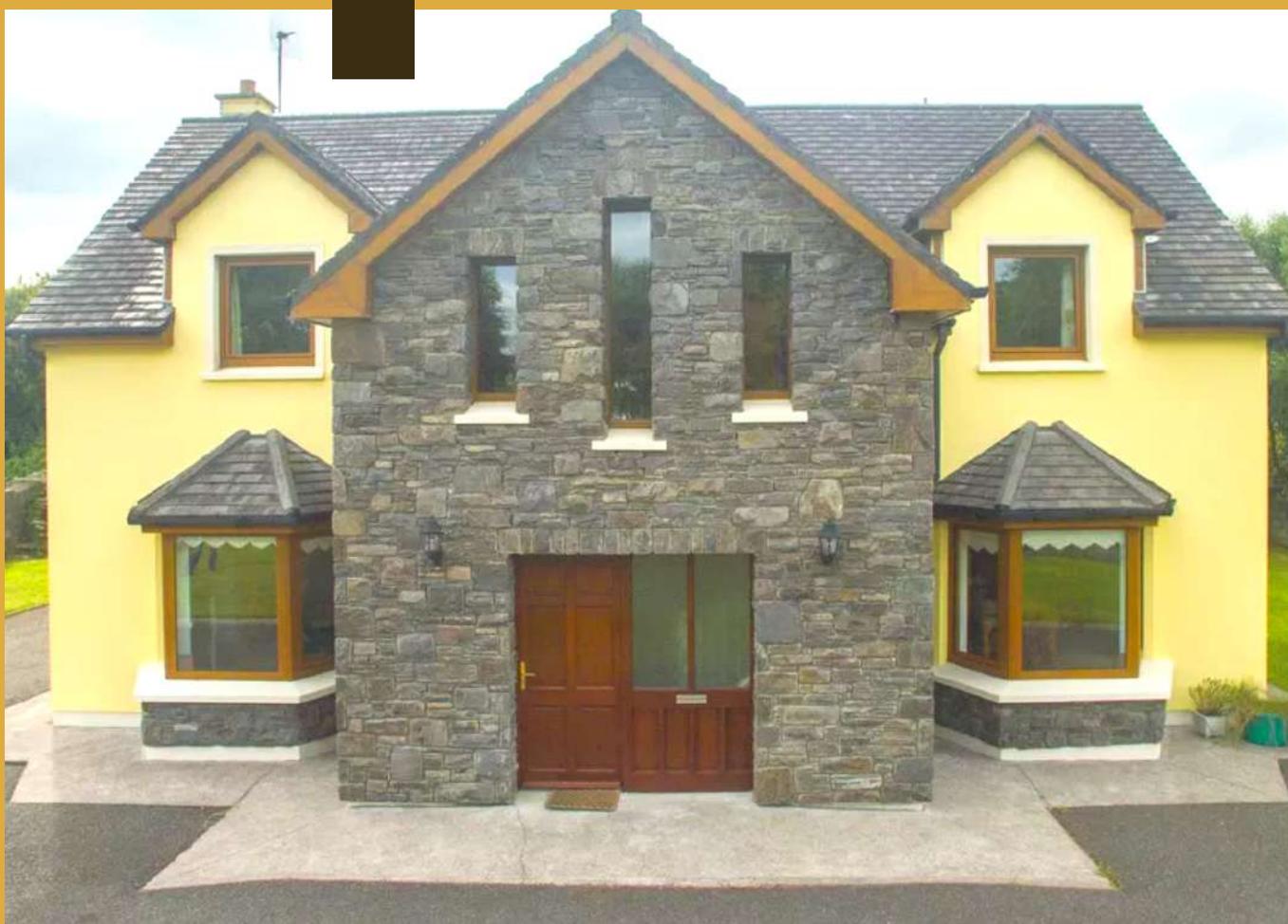
Bedroom 3: 4.29m x 3.43m Double room with timber flooring, built-in wardrobes

Bedroom 4: 4.27m x 3.4m Double room with timber flooring, built-in wardrobes

Main Bathroom - Spacious room with bath & shower attachment, WHB, WC, fully tiled

Services: Mains Water, Mains Sewer, Oil Heating, Solid Fuel Open Fire, Good Broadband Available

Features: Tarmac Driveway to front, gardens front and back.





LOCATION

Located a short distance from Killorglin Town Centre, this property offers proximity to the amenities of the town and also enjoys a rural setting, just a short distance from Ballykissane Pier, a beautiful scenic area overlooking the River Laune.

Killorglin is an attractive place to live and work. It has good transport links with Kerry Airport, Tralee and Killarney all under 30mins away.

There is a vibrant community in Killorglin, with some brilliant festivals held in the town throughout the year.

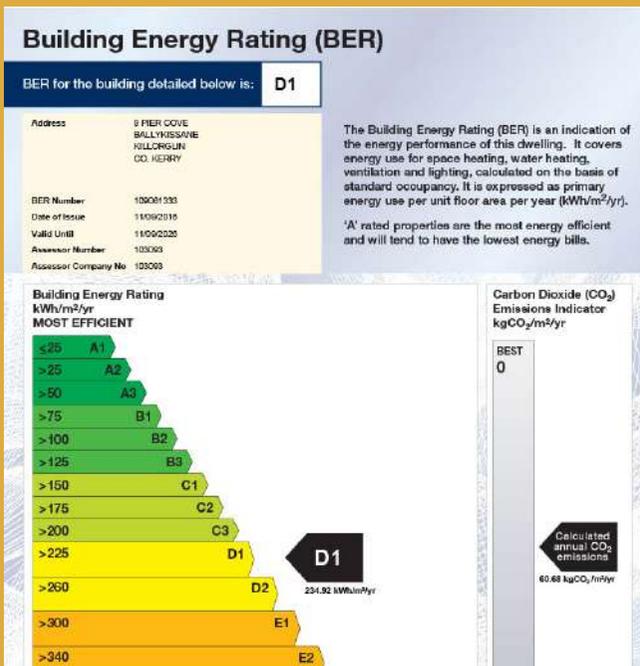
It is also home to some large employers, namely; Astellas, Fexco, RDI Hub, Taxamo, Temler and Tweak.

See below some links on the area:

reeksdistrict.com

killorglin.ie

theringofkerry.com



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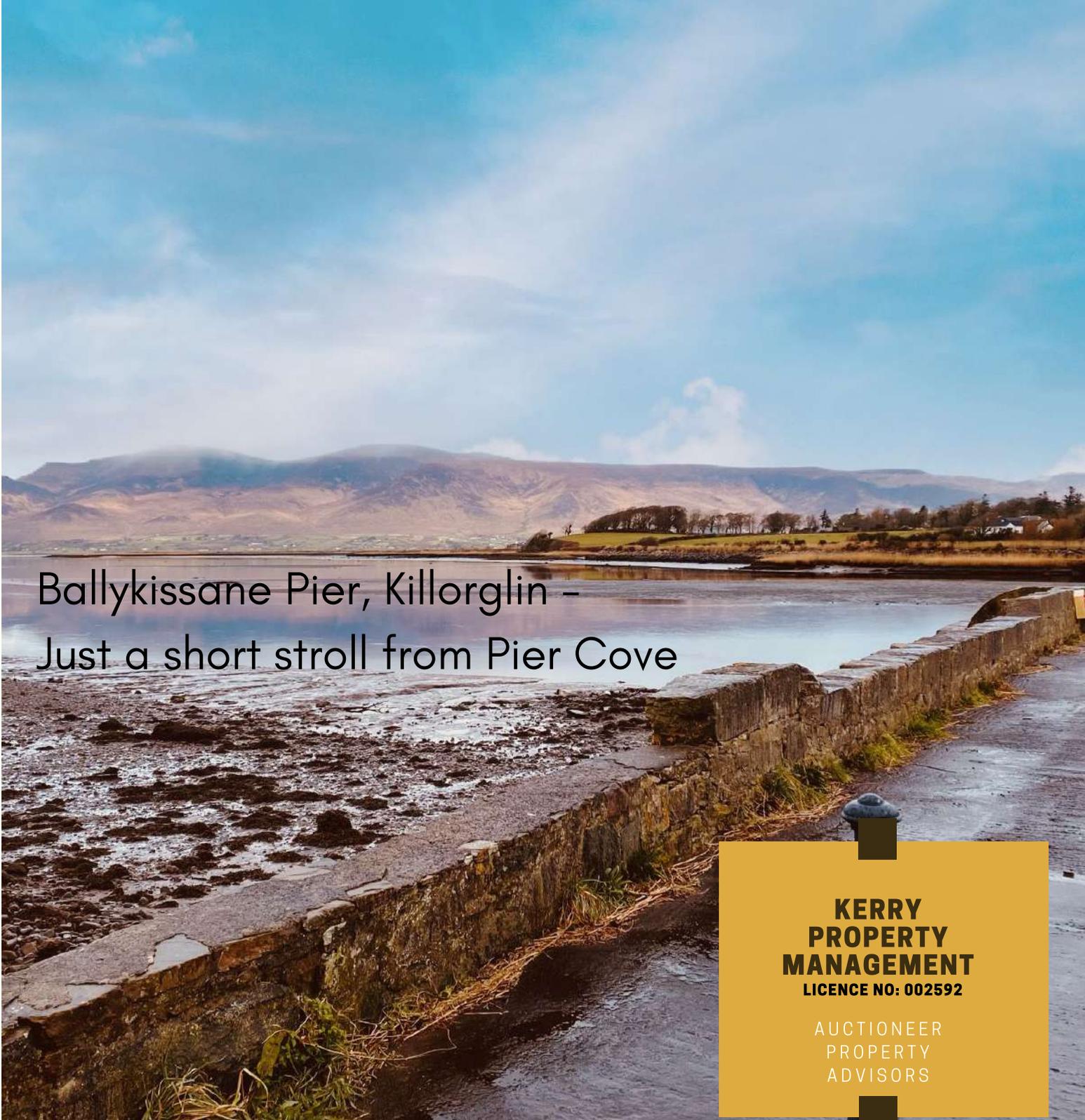
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Ballykissane Pier, Killorglin –
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