

For Sale by Private Treaty**9 Hawthorn Wood, Kenmare, Co. Kerry V93R283**

A superb four bed detached residence of 2,200sqft approx. set in a tranquil sylvan setting of just ten houses.

No. 9 is situated on a site of 0.5 acres approx. with magnificent lawn and well stocked mature garden.

The property is well laid out with a bright and airy atmosphere and ample living accommodation together with 3 of the 4 bedrooms being ensuite. There is also a south and west facing patio area and ample parking to the front of the house.

The property is located within walking distance of Kenmare town centre, the Pier and Sheen Falls Lodge Hotel.

**Detached
4 BED—5 BATH
205sqm (2,200sqft).
0.5 Acres**

**Viewings Strictly By Appointment**

Agent: Malcolm Tyrrell
Phone: 0872554116

ACCOMMODATION

Ground Floor

Hallway

Laminate flooring.

Living Room (5.4m X 4.8m)

Carpet floor covering and open fireplace.

Bedroom 1 (3.4m X 3.2m)

Carpet Floor covering

Ensuite (2.2m X 1.8m)

Fully tiled floor and walls. W.C. Wash hand basin, Shower.

Guest Toilet

Fully tiled floor and walls. W.C. and wash hand basin.

Utility Room (3.2m X 2.4m)

Floor and eye level fitted unit. Tiled floor and door to rear garden.

Kitchen/Dining Area (8.2m X 3.7m)

Tiled Kitchen area. Floor and eye level fitted units, integrated appliances. Polished timber floor in dining area.

Sunroom (3.9m X 3.3m)

Polished timber floor, French doors to south and west facing patio and bbq area.

First Floor

Landing

Carpet floor covering and hot press off.

Bedroom 2 (4.4m X 3.4m)

Carpet floor covering.

Ensuite (3.3m X 2.7m)

Fully tiled floor and walls. W.C., wash hand basin and shower.

Bedroom 3 (3.9m X 3.5m)

Carpet floor Covering.

Bedroom 4 (4.6m X 3.8m)

Carpet floor covering.

Ensuite (2.8m X 3.5m)

Fully tiled floor and walls. W.C., wash hand basin, Shower.

Main Bathroom (3.7m X 3.0m)

Fully tiled floor and walls. W.C., wash hand basin, bath with shower attachment.

Features

- > Fully alarmed
- > Oil fired central heating
- > Tarmacadam driveway with parking to the front
- > PVC double glazed windows
- > Foundations for garden shed
- > Peaceful idyllic setting with easy access to Kenmare.



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