

FOR SALE BY PRIVATE TREATY



BER C1

49 Deerpark, Manor West, Tralee, County Kerry. V92 V3WN

DNG WH Giles are excited to present this 3 bedroom and 3 bathroom, two story semi-detached house to the property market. The property is in good overall condition. Minor redecorating is required to make this property into a nice humble abode.

Advised Market Value €180,000



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This house is relatively modern as it was built in 2006. It is about 116 sqm in size and has a paved driveway. The ground floor has a very spacious hallway. The living room has a nice open fire place with a marble mantel piece. The bay window lets in plenty of light. The kitchen is very spacious and has the necessary units included such as a 4 ring hob and oven, dishwasher, and sink.

On the first floor there is a bathroom 2 double bedrooms, one being en-suite and 1 single bedroom. The back garden has a patio and a small shed with a concrete and wooden fence boundary.

Location is ideal as it is walking distance from Manor West Retail Park and a very short drive from Tralee Town Center.

This property would be perfect for first time buyers or investors who could expect a rental income of approximately €1,300 a month.

Hall 4.94m (16'2") x 2.02m (6'8")
Tiles

Sitting Room 3.89m (12'9") x 4.75m (15'7")
Timber floorboards, marble fireplace, bay window

Kitchen 4.57m (15'0") x 4.26m (14'0")
Tiles, fully fitted kitchen cabinets, electric 4-ring hob

Utility 2m (6'7") x 1.61m (5'3")
Tiles, counter top, oil boiler

Toilet 1.55m (5'1") x 1.42m (4'8")
Tiles, wc, whb, mirror and light

Landing 0.84 x 1.04 plus 3.56m (11'8") x 1.02m (3'4")
Timber floorboards, access to attic

Bathroom 2.27m (7'5") x 1.95m (6'5")
Tiles, partially tiled, electric showerbath, extractor fan, wc, whb, mirror and light

Bedroom 1 3.66m (12'0") x 3.23m (10'7")
Double room, timber floorboards, shelving

Master bedroom 3.03m (9'11") x 3.58m (11'9")
Double room, timber floorboards, built in dresser and wardrobe, en-suite

En-Suite 2.57m (8'5") x 1.11m (3'8")
Tiles, partially tiled, wc, whb, electric shower, towel rail, mirror and light, soap holders

Bedroom 2 2.68m (8'10") x 2.4m (7'10")
Single room, timber floorboards, built in wardrobe.

Directions
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