

FOR SALE BY PRIVATE TREATY



BER B2

Parkboy, Ballyroe, Tralee, County Kerry. V92 D7HP

DNG WH Giles are delighted to bring to the market this magnificently architecturally designed family home, positioned on the most stunning one acre site, offering spectacular views of the Tralee Bay and mountains, providing superb privacy on an extremely peaceful setting.

Advised Market Value €795,000



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



DNG WH Giles are delighted to bring to the market this magnificently architecturally designed family home, positioned on the most stunning one acre site, offering spectacular views of the Tralee Bay and mountains, providing superb privacy on an extremely peaceful setting.

As you enter the grounds of this property you are immediately struck by its vast open front south facing garden and large tree lined boundaries offering wonderful space and privacy.

The main front entrance is very impressive with cut stone steps leading to a bright doorway. Through the front door is a wonderful dazzling hallway that has a fantastic marble floors, solid walnut staircase from the ground floor to the first floor, high ceiling providing wonderful light and great airy feeling.

From the hallway is a very large living-room with bay window overlooking the large front south facing garden and provides stunning views of the bay and mountains. Access to the south facing patio is also available from the living-room through a double patio door. For those that work from home, there is an ideal office space together with spacious playroom/gym with solid timber floors.

The Kitchen/Dining Area is designed to overlook the serene front garden with the island area inline with the patio doors providing blissful light. The kitchen offers excellent storage and preparation area with a good sized utility and shower-room off, with access to rear. In 2006 the property was extended to incorporate a very large lounge area off the kitchen (together with bedrooms on the first floor) ideal for family living and entertaining with double doors to the south facing patio.

On the first floor there is six bedrooms, with the master bedroom having marble floor dressing room and ensuite, together with luxurious main bathroom with marble wall/ floor tiles that even has its own Jacuzzi!

Outside is a large double garage plumbed for a wc and large first floor space, ideal as a games room or further office space if required.

This property is superbly finished, in turn key condition with an abundance of space both inside and out. Viewing comes highly recommended.

Hallway 2.4m (7'10") x 6.3m (20'8")

Marble flooring, open high ceiling

Dining Room 4.87m (16'0") x 8.2m (26'11")

Maple timber floors, patio door to patio area, bay window, coving

Office 2.7m (8'10") x 2.12m (6'11")

Oak Flooring

Play room / Gym 3.8m (12'6") x 4m (13'1")

Oak Flooring, recessed lighting

Kitchen / Dining Room 4.73m (15'6") x 9.18m (30'1")

Fitted eye and floor level storage units with granite worktops, island unit with granite worktop, hob, grill, oven, sink unit, tiled floor, wine rack, sliding patio door

Utility 2.66m (8'9") x 2.9m (9'6")

Tiled floor, sink, built in storage units, access to rear

Shower Room 1.5m (4'11") x 1.58m (5'2")

W.C., W.H.B., shower, fully tiled

Lounge 7.15m (23'5") x 11.04m (36'3")

Double doors to patio area, wood burning stove, recessed lighting



Landing 4.7m (15'5") x 2.2m (7'3")

Marble flooring, attic access

Bedroom 1 3.79m (12'5") x 3.76m (12'4")

Oak flooring

Main Bathroom 2.45m (8'0") x 3.2m (10'6")

Jacuzzi bath, steam shower, wc, whb, marble tiled throughout, recessed lighting, fitted mirror with lighting

Bedroom 2 / Suite 4.95m (16'3") x 4.88m (16'0")

Marble floor

Corridor 1.73 x 3.4,

Walkin wardrobe 1.45m (4'9") x 2.8m (9'2")

Ensuite 1.21m (4'0") x 3.65m (12'0")

Bedroom 3 4.35m (14'3") x 3.8m (12'6") Oak flooring

Bedroom 4 2.58m (8'6") x 4.38m (14'4")

Oak flooring

Bedroom 5 3.78m (12'5") x 3.51m (11'6")

Oak flooring

Bedroom 6 3.46m (11'4") x 5.6m (18'4")

3.46m (11'4") x 5.6m (18'4")

Dressing room 1.77m (5'10") x 2m (6'7")

Ensuite 2.25m (7'5") x 2.3m (7'7")

W.C., W.H.B., shower, recessed lighting, fully tiled

Directions

Eircode: V92 D7HP

Property Features

- ❖ Geothermal Heating System
- ❖ Alarmed
- ❖ Constructed in 2001 and extended in 2006
- ❖ Excellent sound proofing with Ducon concrete slab on first floor
- ❖ Close to Tralee Golf Club, Fenit & Ardfert
- ❖ Short distance for Mercy Mounthawk Secondary School
- ❖ Close to all Tralee and all amenities and popular beaches
- ❖ Tralee Fenit Greenway nearby and excellent cycling and walking facility

