

FOR SALE BY PRIVATE TREATY



BER C2

28 Tamhnach Li, Monavalley, Tralee, County Kerry V92 N9R3

DNG WH Giles are delighted to bring to market No. 28 Tamhnach Li, situated in Monavalley, Tralee, Co. Kerry. This semi-detached, three-bedroom house is ideal for a family home or as an investment. Offering PVC double glazed windows and oil fired central heating.

Advised Market Value €265,000



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It features a spacious hallway with a generous living area and a large kitchen/dining area, leading into a utility room with access to the back garden. On the first floor there are three bedrooms with a master bedroom ensuite and another separate bathroom. Monavalley is a highly sought-after area in Tralee, known for its peaceful, residential setting while being just minutes away from the town centre. The location offers a perfect balance of tranquillity and convenience, with easy access to local amenities, schools, and shops. Its close proximity to the Monavalley Industrial Estate also makes it a perfect choice for working professionals.



Living Room 5.25m (17'3") x 3.71m (12'2")

Open Fireplace, Tiber flooring.

Hallway 1.93m (6'4") x 4.85m (15'11")

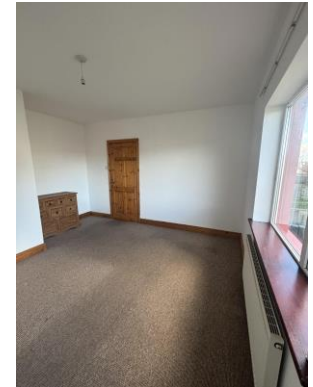
Carpeted Stairs, WC under Stairs

Bathroom 0.72m (2'4") x 1.82m (6'0")

Under stairs WC WHB

Kitchen 3.84m (12'7") x 4.01m (13'2")

Fitted Units, dining area



Utility 1.64m (5'5") x 2.96m (9'9")

Storage Facilities, Hot press, Back door access

Bedroom 1 3.67m (12'0") x 3.97m (13'0")

Bedroom 2 4.89m (16'1") x 3m (9'10")

Master Bedroom, Ensuite

Bedroom 3 2.65m (8'8") x 2.35m (7'9")

Ensuite - Bedroom 1 1.49m (4'11") x 1.75m (5'9")

WC, WHB, Electric Shower

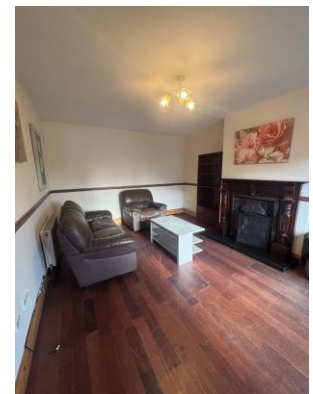


Hall - Upstairs 1.97m (6'6") x 3.62m (11'11")

Carpet

Bathroom 1 1.95m (6'5") x 2.08m (6'10")

Fully Tilled, WHB, WC, Bath



Directions:

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