

BER B2



5 Church Lane
Ballybunion, Co. Kerry

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INTERNATIONAL REALTY

5 Church Lane, Ballybunion, Co. Kerry

Built in 2008 and extending to an impressive 187.96 m², this exceptional stone built detached residence occupies a prime position in the heart of Ballybunion, one of Kerry's most sought-after coastal towns. Presented in excellent condition throughout, the property combines generous living accommodation with quality craftsmanship, thoughtful design and immense flexibility, making it an ideal family home, holiday residence or investment opportunity with excellent short-term letting potential.

Accommodation begins with a spacious entrance porch, leading to a welcoming and beautifully proportioned entrance hallway, setting the tone for the quality and warmth evident throughout the home. The main living accommodation on the ground floor is truly outstanding, comprising a very large open-plan kitchen, dining and living room finished with solid oak flooring. This magnificent space benefits from a wonderful three-way aspect, flooding the room with natural light throughout the day and creating a bright and inviting atmosphere. The kitchen itself is fitted with a solid oak shaker-style kitchen complete with gas hob and generous preparation and storage space, perfectly suited to modern family living and entertaining alike. The exterior of the home and surrounding grounds are designed for low-maintenance living.

The living area centres around a stunning hand-carved polished limestone fireplace featuring intricate Celtic-themed engraving, complete with cast iron insert and granite hearth, creating a striking focal point and adding warmth and character to the room. The proportions and layout of this area make it ideal for gatherings while still maintaining a comfortable and homely feel.

Also located on the ground floor is a large utility room offering additional storage and practicality. The family bathroom is fully tiled from floor to ceiling and fitted with WC and a luxurious Jacuzzi jet-powered bath, providing a relaxing retreat within the home. There are also two spacious bedrooms on this level, one of which benefits from its own ensuite bathroom, ideal for guests or multigenerational living.

The first floor continues to impress with a concrete slab construction finished with handmade oak flooring throughout. This level enjoys exceptional natural light due to its dual aspect with both east and west-facing windows together with a large feature window in the sitting room area. The upper floor has been cleverly designed as an additional kitchen, dining and living area, complete with fitted kitchen, hob, Blanco sink and ample built-in storage. Exposed beams and recessed lighting add warmth and architectural character to this superb living space, creating an atmosphere that is both stylish and welcoming.

Bedroom three, located on the first floor, serves as the master bedroom and is exceptionally spacious, complete with a large ensuite shower room. The overall layout of the property offers excellent flexibility and could easily accommodate extended family living, guest accommodation or short-term holiday letting, given Ballybunion's strong tourism appeal throughout the year.

Externally, the property continues to deliver. To the rear there is a large garage currently used for storage, offering excellent additional space and future potential. A truly unique feature of this home is the purpose-built Swedish barbecue hexagon house which could easily be converted into a home office to work from home. Beautifully designed and constructed with Kilgarvan quarry natural stone, a Spanish slate roof and feature windows throughout. This remarkable outdoor entertaining space provides the perfect setting for long summer evenings with family and friends and is certain to impress visitors.

The property itself has been designed with ease of maintenance in mind while still offering excellent outdoor enjoyment. Ballybunion, is charming coastal town in County Kerry, is internationally renowned for its close proximity to the world-famous Ballybunion Golf Club, widely regarded as the number one golf club in Ireland and one of the finest links courses globally. The town is also within convenient reach of other prestigious courses such as Adare Manor in County Limerick, further enhancing its appeal to golf enthusiasts. Ballybunion is well connected to nearby towns and cities, including Listowel, Tralee, and Limerick City, while Kerry Airport and Shannon Airport are both within comfortable driving distance, providing easy access for both domestic and international visitors.



Water and Heating and Foul Drainage

The property is serviced via mains water. Heating is via an oil-fired central heating.

Broadband

There is high speed broadband.

Legal

Solicitor with Carriage of Sale is John F Daly in Knaturk. The property is offered for sale Freehold with full vacant possession upon any sale completion and subject to and with the benefit(s) of all matters of rights of way which affect the property.

Fixtures and Fittings

Some blinds and light fittings are included in sale and will become the property of the purchaser. Some fixed or plumbed appliances and white goods included in sale (cooker ranges/ hobs, fridges, freezers, washing machines etc.). Any furniture and personal items within the house excluded from the sale. Some furniture may be available by separate negotiation.

Joint Agents

Dillon Prendiville Auctioneers
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Accommodation

Entrance Porch: 2 m x 2.4 m Tiled flooring, decorative centre tile, decorative ceiling coving, recessed lights and double doors with glaze panels leading to inner entrance hall.

Entrance Hallway: 4 m x 3.4 m Tiled flooring, decorative ceiling coving, recessed lights and features handsome solid light oak stair staircase with subtle mood lighting and glass side panel. Large Velux roof light fills the entrance hall with natural light.

Kitchen Dining Living Room: 5 m x 8 m A blend of solid oak flooring and tiled floor, recessed lighting and decorative ceiling coving three-way aspects help illuminate the room with natural light. Solid oak shaker style fitted kitchen with gas hob, electric double oven, stainless steel extractor hood, glass splash back, Integrated dishwasher and fridge freezer- Neff appliances, stainless steel sink, mixer tap and breakfast island. Hand carved polished granite open fireplace with Celtic theme engraving, Cast-iron insert and granite heart.

Rear Entrance Porch: 2 m x 2 m Tiled flooring – dual access leading to kitchen dining or utility room.

Utility Room: 2.9 m x 2 m Tile flooring, fitted units, stainless steel sink plumbed for washer and dryer. Access to storage underneath stair staircase with heating manifold

Family Bathroom: 2.4 m x 2 m Tastefully tiled floor to ceiling complete with WC, WHB, and Jacuzzi jet powered bathtub.

Bedroom One: 4.2 m x 4.2 m Solid oak floor flooring, ceiling coving and recessed lights. Ensuite shower room fully tiled to ceiling with power and electric shower WC, WHB, ceiling coving, recessed lights and frosted window

Bedroom Two: 5 m x 4 m With oak flooring, ceiling coving and recessed lights. Ensuite fully tiled floor to ceiling with shower, WC, WHB, ceiling coving, recess lights and frosted window

First Floor: 5 m x 9 m Concrete ducon slab finished with hand laid oak flooring -dual aspect. This room is filled with natural light through Velux roof lights with east and west aspect and large feature window at the sitting area. The area is set out as a kitchen/dining/ living area completed with fitted kitchen, gas hob, extractor hood, double oven and Blanco sink with mixer tap.

Bedroom Three: 5.2 m x 5.2 m Master bedroom with oak flooring and recessed ceiling lights, dual aspect, ensuite shower room fully tiled complete with WC And WHB

BER Information

BER: B2

Ber No. 119356723

EPI: 113.81 kWh/m²/yr

Eircode

V31 VY54





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