**William Hennigan Auctioneer**
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# Barraduff, Killarney

## Starting Bid: €195,000.00







For sale by William Hennigan Auctioneer via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled on a private corner site in the heart of the picturesque village of Barraduff, this charming detached home (1200 sq ft) offers a wonderful opportunity to enjoy peaceful village living while residing just 15 minutes drive from Killarney.

Overlooking a tranquil babbling stream, the property has been lovingly maintained and tastefully decorated throughout. The bright, welcoming interior features a modern fitted kitchen with feature island and solid fuel stove, a cosy sitting room complete with an elegant cast-iron antique fireplace, creating a warm and inviting atmosphere.

The location is second to none, with the village primary school directly opposite and adjacent to the local shop and popular local pubs. Killarney, renowned for its shopping, restaurants, leisure facilities and the spectacular Killarney National Park, is within easy commuting distance.

Outside, the property enjoys valuable side access with excellent potential to create a landscaped garden, build a garden shed, or develop an attractive outdoor entertaining area, all surrounded by mature trees and shrubs that provide privacy and character.

This keenly priced home is ideal for first-time buyers, those looking to downsize, or investors seeking a property in a friendly and growing village community.

Features include:

Detached residence on a private corner site
Overlooking a picturesque stream
Modern fitted kitchen
Solid fuel stove
Beautiful cast-iron feature fireplace
Opposite Barraduff National School
Adjacent to village shop and pubs
Mature gardens with side access and development potential
Only 15 minutes from Killarney
Excellent value for money

This delightful property combines charm, convenience and affordability, making it a fantastic opportunity to step onto the property ladder or invest in one of County Kerry's most welcoming villages.

Accommodation:
Entrance hallway/office area 3.94mts x 3.69mts
Modern kitchen/dining room with breakfast bay 4.72mts x 3.45mts
Sitting room with antique feature cast iron fireplace 4.77mts x 3.97mts
Bedroom 1) 4.75mts x 3.83mts
Bedroom 2) 4.13mts x 2.90mts
Bedroom 3) 3.48mts x 2.82mts
Bathroom) 3.42mts x 1.77mts

Floor Area: 110m2
BER No: 112229869
BER: G

To view or make a bid, please Contact Hennigan Auctioneers on 064-6634582 or iamsold, www.iamsold.ie

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.