

**William Hennigan Auctioneer**  
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## **Knocknaskeha, Killarney**

### **Starting Bid: €150,000.00**



For sale by William Hennigan Auctioneers 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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Occupying an idyllic position amidst the renowned natural beauty of the Kerry countryside, this detached two-storey residence presents a unique opportunity to acquire a property of character.

Enjoying a tranquil rural setting with commanding views of the surrounding countryside and mountains, the property offers the perfect balance of privacy and convenience, located just a short 12-minute drive from Killarney Town Centre, Killarney National Park and its extensive range of amenities i.e shops, bars and restaurants.

Extending to approximately 1,075 sq. ft. (103 sq. m.), the residence offers a practical and well-balanced layout throughout. The ground floor accommodation comprises a spacious lounge featuring a solid fuel stove, a bright and versatile living/dining room, kitchen area and guest WC. At first-floor level, there are three generously proportioned bedrooms together with a family bathroom.

The property's elevated position and large windows maximise natural light while capturing the spectacular countryside vistas that define this highly desirable location. The south-facing rear garden enjoys excellent sunlight throughout the day, further enhancing the property's appeal.

While requiring refurbishment and modernisation, the residence represents an outstanding opportunity for discerning purchasers to create a bespoke home tailored to their individual tastes and requirements. Whether seeking a permanent family residence, a countryside retreat or a rewarding renovation project, this property offers unlimited potential in a setting of outstanding natural beauty.

**Accommodation:**

Entrance Hall: 3.48mts x 1.43mts

Sitting room: 5.24mts x 3.51mts

Dining Room: 4.04mts x 3.34mts

Kitchen Area: 4.51mts x 1.72mts

Bathroom: 3.43mts x 1.90mts

WC: 0.93mts x 0.77mts

Bedroom 1: 5.25mts x 3.51mts

Bedroom 2: 2.69mts x 2.24mts

Bedroom 3: 3.24mts x 3.17mts

**Features:**

Detached two-storey residence 103 sq mts

Set on 0.13 hectares (0.3 acres approx)

South-facing rear garden

Outstanding countryside and mountain views

Peaceful rural location

Approximately 12 minutes from Killarney Town Centre

Excellent refurbishment opportunity

BER: E2

BER NO: 103205704

To view or make a bid contact, William Hennigan Auctioneers or [iamsold](http://iamsold.com), [www.iamsold.ie](http://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

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