

Arthur & Lees Auctioneers
9 Francis St
Ennis
Co.Clare

t: 065 - 6868686
email: info@arthurandlees.ie

House & c. 5.6 Acres, Moveen East, Kilkee

Starting Bid: €350,000.00



For sale by Arthur & Lees Auctioneers via the [iamsold](https://iamsold.ie) 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.

We are delighted to present this impeccably maintained 5-bedroom detached home, perfectly positioned just off the Wild Atlantic Way and only a 5-minute drive from the charming seaside town of Kilkee.

Set on a generous 5.60-acre site, this exceptional residence combines spacious living with modern comforts.

The ground floor comprises a welcoming entrance hallway, a bright and airy sitting room, a well-appointed kitchen/dining area, a double height sunroom, utility room, three bedrooms (including one en-suite), & a main bathroom.

The first floor offers two further bedrooms (both with en-suites) along with a dedicated home office/study, ideal for remote working or study. The first floor is ready for completion which is ideal for buyers looking to put their own stamp on the property and finish the

space to their own specifications.

Externally, the property benefits from expansive grounds, providing ample space for outdoor living, recreation, or potential development, all while offering privacy and tranquillity in a sought-after location.

Rarely does such a beautifully presented home become available in this area, making this a unique opportunity for buyers.

Features

Freehold site CE46391F (2.27 hectares/ 5.6 acres)

Ideal opportunity for 1st time buyer or investors alike.

Situated just off the Wild Atlantic Way.

Kilkee beach is just a short 5 minute drive away.

The nearby fishing village of Carrigaholt is only 5 mins away.

Potential rental income from garage conversion (subject to planning permission).

BER B2 (potential to benefit from Green Rate Mortgage Rates)

Generous living accommodation approx. 303.49 sq. m

Built 2009

The accommodation comprises of the following;

Ground Floor

Entrance Hallway

Entrance hallway with tiled flooring in the entryway, laminate timber flooring, doors leading sitting room, kitchen & bedrooms. Bespoke white oak & red deal stairs in the style of a cut string stairs to first floor.

Sitting Room:

5.00m x 5.00m

Airy sitting room allowing for an abundance of natural light (south facing). Laminate timber flooring. Space for incoming owners to install an open fireplace or stove.

Kitchen/ Dining Room:

5.20m x 4.15m

Modern bright solid fitted kitchen with rear aspect window & tiled flooring throughout. Built in wall and base units, granite countertops, recessed single and half drainer sink, tiled splash back, Siemens integrated gas hob & extractor fan, Bosch electric built-in double oven. Space for dishwasher & fridge freezer. Feature red brick surround, Liscannor flagstone hearth & Stanley solid fuel stove. Recess lighting.

Utility:

2.00m x 3.15m

Well proportioned utility room with wall & base units, ample worktop space, several plugs & sockets. The main unit for the central vacuum system is stored here. Space for washing machine & dryer. Door to rear yard & garden.

Sunroom:

3.50m x 4.50m

Beautiful double height sunroom with a timber panelled ceiling & recess ceiling lighting.

Laminate timber flooring. Substantial built in media wall. Dual aspect with views to the front & rear of the grounds. Double patio doors to the side of the house.

Hot-press/ Hallway Cupboard

Housing hot water cylinder & immersion.

Bathroom:

3.45m x 3.05m

Fully tiled family size bathroom with a rear aspect privacy window, wc, vanity unit with whb, bath with mixer tap & shower head, wall mounted towel rail, large corner shower enclosure with a wall mounted showerhead. Wall mounted mirror bathroom cabinet.

Bedroom 1:

3.50m x 3.80m

Double bedroom with laminate timber flooring. Front aspect window.

Bedroom 2:

3.30m x 4.25m

Double/ twin bedroom with laminate timber flooring. Twin front aspect windows.

Walk in wardrobe:

0.90m x 1.50m

Fully fitted walk in wardrobe maximising space within the bedroom.

Bedroom 3:

6.00m x 4.75m

Generously sized master bedroom with side aspect windows and laminate timber flooring.

En- Suite:

1.10m x 2.50m

Fully tiled en-suite with wc, vanity unit with whb, wall-mounted bathroom cabinet with mirrored door, large rear aspect window, ideal for providing natural light & ventilation.

Walk in wardrobe 1:

3.00m x 1.15m

Fully fitted walk in wardrobe maximising space within the bedroom.

Walk in wardrobe 2:

1.30m x 1.15m

First Floor

Expansive landing area leading to 2 additional bedrooms and a home office. Laminate timber flooring. Rear aspect Velux window. Folding attic stairs for ease of access and additional storage.

Bedroom 4:

3.86m x 5.72m

Large double/ twin bedroom with laminate timber flooring. Rear aspect skylight window.

En-Suite:

2.47m x 3.60m

This en-suite bathroom is partially finished and ready for completion. The space has been plastered and includes plumbing and waste connections in place for sanitary fittings. A shower tray has already been installed, and the large skylight provides plenty of natural light.

Walk in Wardrobe:

1.67m x 2.12m

Walk in wardrobe ready for installation of storage units / hang rails etc.

Home Office:

2.94m x 3.60m

A bright and quiet room with laminate timber flooring & rear aspect skylight window. Ideal for use as a home office or study. The space offers enough room for a desk and storage, with good natural light and privacy -perfect for remote working.

Bedroom 5:

3.60m x 4.70m

Double/ twin bedroom with laminate timber flooring. Side aspect window & rear facing skylight.

En-Suite:

1.40m x 1.48m

This en-suite bathroom is partially finished and ready for completion. The space has been plastered and includes plumbing and waste connections in place for sanitary fittings. A shower tray has already been installed, and the large skylight provides plenty of natural light.

Walk in Wardrobe:

3.60m x 0.95m

Walk in wardrobe ready for installation of storage units / hang rails etc.

Outside:

Externally, the non overlooked grounds are beautifully maintained with a block-built wall at the front, maintenance-free gates, complemented by a mix of post and rail and concrete fencing. The pea gravel driveway provides ample parking. Lawns extending to the front, side and rear of the property. A secure rear yard finished with concrete surfacing, enclosed by a durable wrought iron gate & fencing providing safety for children & pets alike.

Garage:

40 sq. m (approx.)

Block built detached garage to the rear. Access via roller door and pedestrian door. This building offers the incoming purchasers possible potential to earn a rental income pending conversion to a self contained apartment (subject to relevant planning permission)

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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.

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