

## BALLINASTEENIG, LISPOLE

### POA

2 Houses - For Sale

8 Bedrooms



A traditional two storey stone built 4 bedroom house built over 100 years ago currently being used as a family home with a 4 bedroom guest house adjoining built in 2002. All rooms in the guest house are en-suite and has a 4 star Fáilte Ireland approval. It is well established and has recurring business. There is also an area of ground possibly large enough to facilitate a site, (subject to planning). The property is adjacent to the main N86 Dingle to Tralee road and is 3 miles east of Dingle town. The total structure is approximately 2,300 sq.ft. (c. 214 sq.m.) in size, and stands on circa 0.60 acres, (c. 0.24 hectares). The property has it's own private water supply, and is oil fire centrally heated. The property will be sold substantially furnished.



### Features

2 Properties

4 Star Fáilte Ireland Rating

John Diony O'Connor for himself and as agent for the vendor or lessor (as appropriate) gives notice that: • These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. • Reasonable endeavours have been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given. • All statements in these particulars are made on the without responsibility part of John Diony O'Connor or the vendor or lessor. • No statement in these particulars is to be relied upon as a statement or representation of fact. • Neither John Diony O'Connor nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. • Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. • Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. • No assumption should be made in respect of parts of the property not shown in photographs. • Any areas, measurements or distances are only approximate. • Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained."



John "Diony" O'Connor Started his auctioneering business in 1988, after several years working with Irish Life Insurance plc. The business went from strength to strength and in 1994 he opened his own purpose-built office in Green Street, Dingle.

#### Services available include:

- Auctioneering and valuing.
- An EBS d.a.c. agency, with competitive savings, investment and residential mortgage products.
- Pension Products
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New....Association with Murphy & Sheehy Insurances Ltd. for Commercial Insurance Services(e.g. Guesthouses, Pubs, Shops etc.)

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