



**“The Property Auction Experts”**

**For Sale by Public Auction**

(Unless previously sold)

**On Thursday 7<sup>th</sup> April 2011 @ 3pm  
On Site**

**Sliabh Luachra Bed & Breakfast  
Loreto Road  
Killarney  
Co. Kerry**



**Magnificent opportunity to purchase this thriving former Guest House. Spacious detached 9 bedroom property on C. 0.5 acres of mature and private gardens. Superb location on the popular Loreto Road, just off Muckcross Road. Stunning setting, beautiful view of surrounding mountains situated close to Killarney National Park, Gleneagle Hotel Complex and INEC.**

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Sliabh Luachra, Loreto Road, Killarney, Co. Kerry:

**RESUME:**

<b><i>Entrance Hall:</i></b>	(18'10'' x 13'2'') 5.72 x 4.05	Carpet, stairs, radiator, lights, power points
<b><i>Living Room:</i></b>	(13'61'' x 17'92'') 4.45 x 5.46	Cut stone fireplace, Carpet, central light, Window, radiator, T.V. point, power points.
<b><i>Dining Room:</i></b>	(13'61'' x 17'85'') 4.14 x 5.44	Carpet, large window, central light, wall lights, power points.
<b><i>Lounge:</i></b>	(18'83'' x 10'05'') 5.74 x 3.06	Carpet, window, central light, power points T.V point
<b><i>Kitchen/Dining Room:</i></b>	(18'43'' x 10'06'') 5.61 x 3.06	Tiled floor, 2 windows, blinds, floor and eye level units, radiator, Phone point, power points.
<b><i>Conservatory:</i></b>	(6'11'' x 14'20'') 2.13 x 4.33	Tiled floor, pine clad ceiling, patio doors opening onto gardens, Power points, T.V point.
<b><i>Bedroom 1:</i></b> Ensuite	(12'15'' x 10'30'') 3.70 x 3.14	Carpet, window, power point, central light, T.V point, fitted wardrobes
<b><i>Bedroom 2:</i></b> Ensuite	(11'1'' x 12'0'') 3.39 X 3.66	Fitted wardrobes, carpet, window, power point, central light, T.V point



Sliabh Luachra, Loreto Road, Killarney, Co. Kerry:

<b>Bedroom 3:</b>	(23'4'' x 8'2'') 7.13 x 2.5	Fitted wardrobes, carpet, window, power point, central light, T.V point,
<b>Ensuite</b>		3 piece suite, central light
<b>First Floor</b>		
<b>Landing:</b>		Storage Unit and Hotpress, closets
<b>Bedroom 4:</b>	(8'28'' x 11'77'') 2.53 x 3.59	Carpet, window, power point, central light T.V point, built in hairdryer
<b>Ensuite</b>		3 piece suite, central light
<b>Bedroom 5:</b>	(11'32'' x 11'61'') 3.45 x 3.54	Carpet, window, power point, central light T.V point, built in hairdryer
<b>Ensuite</b>		3 piece suite, central light
<b>Bedroom 6:</b>	(10'05'' x 13'0'') 3.06 x 3.96	Fitted wardrobes, carpet, window, central light, power point, T.V point, built in hairdryer
<b>Ensuite</b>		3 piece suite, central light
<b>Bedroom 7:</b>	(11'47'' x 11'61'') 3.50 x 3.54	Fitted wardrobes, carpet, window, central light, power point, T.V point, built in hairdryer
<b>Ensuite</b>		3 piece suite, central light



**Sliabh Luachra, Loreto Road, Killarney, Co. Kerry:**

***Bedroom 8:*** (10'0" x 13'23") Fitted wardrobes, carpet, window,  
3.05 x 4.03 central light, power point, T.V point,  
built in hairdryer

***Ensuite*** 3 piece suite, central light

***Bedroom 9:*** (15'3" x 12'0") Fitted wardrobes, carpet, window,  
5.18 x 3.05 central light, power point, T.V point,  
built in hairdryer

***Ensuite*** 3 piece suite, central light

**Outside:** Circa 0.5 Acres of mature landscaped gardens to the front and rear of the property. Garage and selection of multi-use storage sheds.



[Sliabh Luachra, Loreto Road, Killarney, Co. Kerry:](#)

*Garage, Store and Boiler House*



*Green House*



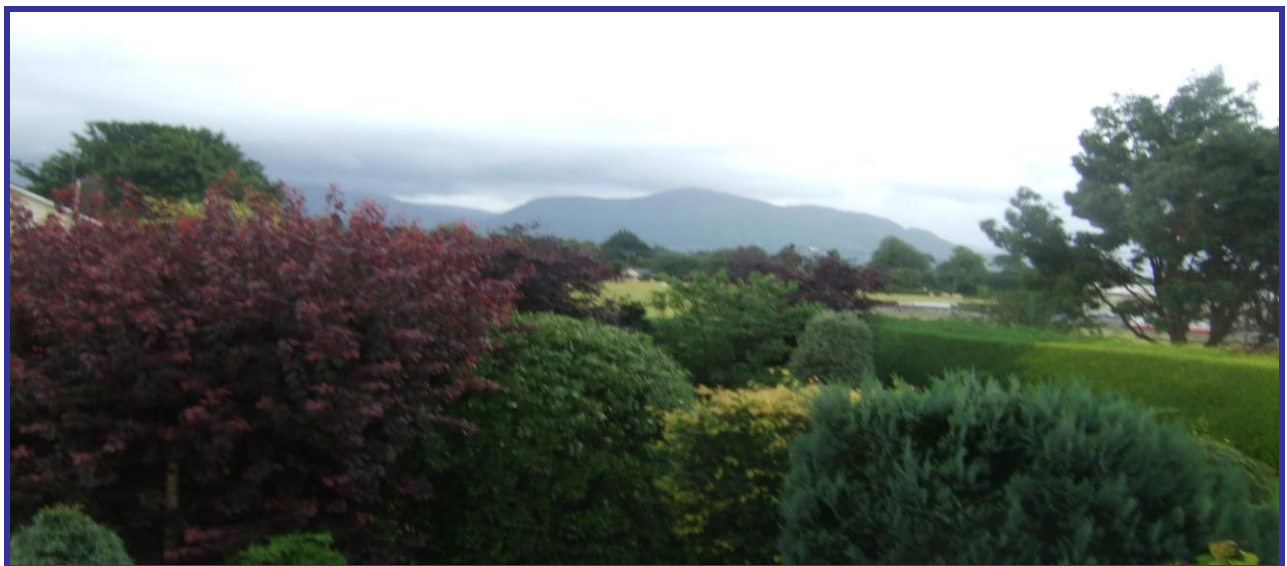
## Sliabh Luachra, Loreto Road, Killarney, Co. Kerry:

### Features:

- ❖ South Facing Property
- ❖ PVC Double Glazed Windows
- ❖ Oil fired central heating
- ❖ Cornerising, central roset, wall moulding, wall murals in many rooms
- ❖ Tarmac Drive Way
- ❖ Mature landscaped gardens
- ❖ Superb location just off the Muckross Road, Killarney, Co. Kerry
- ❖ The property offers the new owners a large house in an excellent residential area that would suit as a family residence or convert/upgrade to a guesthouse.
- ❖ Greenhouse for gardening enthusiasts
- ❖ Large detached garage to rear
- ❖ Ample Parking

### Directions

At the park roundabout take first left onto Muckross Road, pass the Brehon Hotel the INEC and Gleneagle Hotel. Take the first left after the hotel into Loreto Road, pass the Rossdale Development to your left and just after Shepherds Lodge B&B the next B&B is Sliabh Luachra.





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Viewing Strictly by Appointment Only through  
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