

# Irish Property Duo Combines Rural Tranquility with City Living

Submitted by: Marathana Marketing and PR Ltd

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In a changing World, Ireland retains its Gaelic warmth, its mystic charm and its seductive scenery that has always attracted visitors and new residents alike.

A unique property duo has come on to the market that encapsulate all of those qualities – combining rural tranquillity in one luxurious property with the practicality of City living at an affordable price in the other

Tigin Tailteann, Ballinskelligs, Co.Kerry, Ireland.

This superb property stands on an elevated 1/3 acre site commanding spectacular views of Ballinskelligs Bay, Horse Island, Waterville and Skelligs Bay Golf Clubs.

The 3 bedroomed property is traditionally built with 11" cavity walls sand and cement plastered internally but with an added leaf of 9" local Kerry Stone giving c.21" deep walls. Together with pvc downpipes and gutters this is a maintenance free building. The roof is of original Blue Bangor slates. The windows are double glazed tilt and turn. The property has timber flooring throughout, and is centrally heated.

Each good sized bedroom has en suite facilities.

The gardens are fully landscaped and include fruit trees and two slate roofed garden sheds.

The property is priced to sell at. €345,000

The owners also have a property three miles from Dublin City Centre that they wish to sell. This is adjacent to Europe's biggest public park, The Phoenix Park, given to Dublin by Lord Ormond friend of Charles II.

This is a 3 bedroomed semi detached town house priced at €495,000. A joint offer for both properties would be considered.

Contact the owners direct on 353-01-8388405 or 353-087-2783585

Further Information on Ballinskelligs.

A quote by John Millington Synge gives in one paragraph an ideal image of this beautiful area of the "Kingdom": "One wonders in this place why anyone is left in Dublin or London or Paris where it would be better one would think to live in a tent or hut with this magnificent sea and sky to breathe this wonderful air which is like wine to one's teeth".

Whilst many tourists visit Waterville each year, it has managed to remain largely uncommercialised and traditional. It is probably the best place for exploring the coast and mountainous area. Being so close to the sea there is plenty to do here, namely canoeing, sailing, diving and horse-riding with all hiring facilities readily available. The town however is probably best known for its proximity to the spectacular Golf Course. Waterville Golf Course is one of the 196 European championship courses. In latter years it has proved particularly popular with the American PGA Golfers, particularly the late Payne Stewart, who had been made Club Captain prior to his untimely death last year. The area now boasts a second Championship Golf Course Skellig Bay Golf Course.

As well as the above amenities, for a more relaxing type holiday, Ballinskelligs and its surrounding area offers a number of breathtaking walks and places to see. The most scenic of these walks has to be the walk up to the Coomakista Pass. Although a long haul it is worth it for the beautiful views over the mouth of the Kenmare River. There is also a number of historical sites which have to be visited including Staigue Fort, Cill Rialaig and nearby Derrynane House and National Park - the birthplace of one of the most famous men in Irish History - Daniel O'Connell.

Ends

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