NEW PROPERTY LOADING PROCEDURE

Name of property: Grey’s Lane Snug

Owner’s full name: Paul Allen

Owner email: [allengrainne@gmail.com](mailto:allengrainne@gmail.com)

Owners telephone number: 087 270 3796

Commission: 17.5% ( 21.5% after management fee duducted)

Property Address: 6 Grey’s Lane, Dingle, Kerry

Area: Dingle

Bedrooms: 3

Bathrooms: 1

Sleeps: 5

Property income projection: €10,000

Pictures/photos: <https://www.dropbox.com/sh/1hwm5pe2766eq55/AAAKoZJXyq-Rgplmz8XgQl_ca?dl=0>

Property manager: ???? Not sure yet… will let you know by the end of the week.

Manager Cleaning Fee: €217

Pricing: Price Bracket 3

PROPERTY WRITE-UP

Overview

Grey’s Lane Snug is a gorgeous, inviting three bedroom cottage with traditional stonework, sash windows, an open fireplace and unique features that reflect Dingle’s local history and times gone by. A superb location close to Dingle’s illustrious harbour, just a stones throw away from all the attractions and amenities of the town yet tucked away on a quiet, residential street. The home is an excellent base from which to enjoy every aspect of Dingle. The interior has an open plan living area, separate kitchen/diner, three Bedrooms and a delightful courtyard with alfresco dining that catches the afternoon sun.

Bedrooms

Three bedrooms on the first floor, the Master bedroom at the back of the house has spacious wardrobes, a wooden cot, lockers and bedside lamps. The other two bedrooms, a single and double overlook the town park with charming window seats with calming views, ideal for relaxing with a good book. All the bedrooms have plenty storage, fresh white bed linen and are decorated with eclectic framed pictures.

Bathrooms

This cottage has a spacious, fresh white family bathroom full of light with a black and white harlequin tiled floor. There is a bath with an electric shower above it, a sink and a toilet.

Living Area

A unique little porch leads into the main living space, an open plan area with a snug lounge on one side with an open fireplace, flat screen TV and deep, cosy leather couches. On the other side, a stove, seating and a bookcase with games, DVDs and plenty of books from historical to fiction. The walls are adorned with framed prints which relate to the local region and its heritage. They include fascinating mementos from the movie Ryan’s Daughter which was filmed on the peninsula in the early 1970’s.

Kitchen/diner

The kitchen is well equipped with two windows overlooking the courtyard. The dining area is framed by painted wood panelling and has a funky wooden table with lime green painted chairs. The facilities include an electric oven, dishwasher, fridge/freezer, Café Mattino coffee maker, kettle and toaster, washing machine and tumble dryer.

Outdoor area

The kitchen leads out to a fully enclosed private courtyard to the rear of the house, a great spot for an evening aperitif or for soaking up the afternoon/evening sun.

Facilities: Electric Oven, dishwasher, fridge/freezer, Café Mattino coffee maker, kettle and toaster, washing machine, tumble dryer, iron, ironing board, hairdryer and hoover.

Entertainment: Internet, Flat Screen TV, books and an Open Fire

Steps: No steps to front door

Pet friendly: Yes, Pet Friendly

Directions for Arrivals: From Tralee - take the N86 all the way to Dingle or alternatively if you want to travel over the Stunning Conor Pass take the right fork onto the R560 at Camp and follow this road into Dingle. If coming over the Conor Pass go straight on at the bridge down the Mall and turn right into Avondale before the roundabout, then continue on to Grey's Lane. If you came in on the N86, turn right at the roundabout after the garage and drive up the Mall, then turn left into Avondale then continue on to Grey's Lane.

Greys Lane Snug is number 6, the green townhouse.

Address: No. 6, Grey’s Lane, Dingle, Co. Kerry

Link to google maps: <https://drive.google.com/open?id=13EKrYll559mWkdgTZI3kUuVsp6EG73m5&usp=sharing>

Beach: 2km but the Sea is only 150m away

Pub: 100m

Restaurant: 50m

Shop: 100m

DATES TO BLOCK OFF FOR THE OWNER: Christmas and New Year 2017 so … 20th Dec to 2nd jan 2018