

# *Drumbiggle Road, Ennis*

**A well presented 3 bedroom semi-detached family home  
within very short walking distance of town centre**

**For Best Advice on Mortgages, contact the Finance Team at Philip O'Reilly Property Plus**



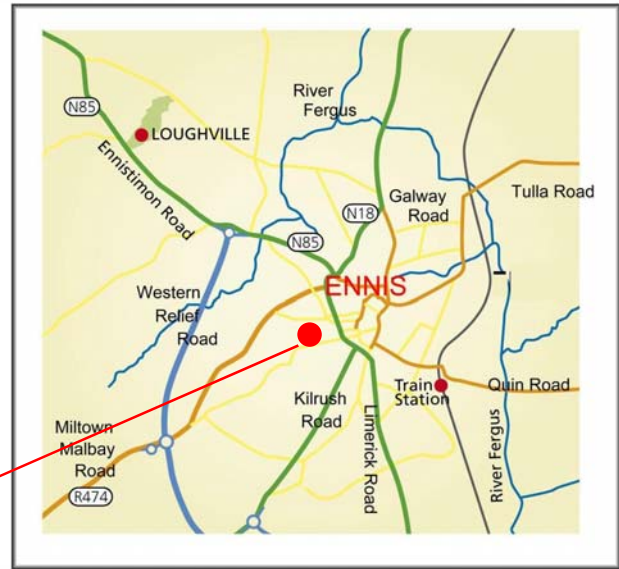
- \* Central location
- \* Oil fired central heating
- \* Large gated private driveway
- \* Located on large corner site with non overlooked rear garden
- \* Curtains, Blinds, Light fittings & Garden shed included

**Price: €175,000**

## LOCATION

Drumbiggle is just a walking distance from Ennis town and it is just minutes from the Ennis National School, the Ennis Rugby Club and the Golf Club.

**Drumbiggle** ←



## ACCOMMODATION

### Ground Floor

#### Entrance Hallway:

1.8m x 4.64m (5.91ft x 15.22ft)

Ceramic tile flooring; dado railing with half and half wall décor; under-stairs open storage space and cupboard with shelving

#### Reception Room:

3.49m x 3.59m (11.45ft x 11.78ft)

Semi-solid wooden flooring; feature fireplace with tile base; cast iron inset and decorative tile insert with polished mantle surround; electric fire; ceiling coving with centre rose; television point; wired for surround sound and open archway leading to dining area



#### Kitchen/Dining:

5.56m x 2.82m (18.24ft x 9.25ft)

Fitted shaker maple wall and base units with ample work surfaces; single drainer



sink with space and plumbing for dishwasher; splash back surround; ceramic tile flooring carried through to dining area; ceiling coving; double patio doors leading to decking in rear garden

**Bathroom:**

1.99m x 1.64m (6.53ft x 5.38ft)

Fully white suite comprising of low level wc; pedestal wash hand basin with overhead mirror; pannelled bath; overhead 'Triton' shower unit; extractor.



**Bedroom 1:**

3.31m x 2.83m (10.86ft x 9.28ft)

Laminated wooden flooring; built in sliderobes; and ceiling coving.

**Bedroom 2:**

3.25m x 3.52m (10.66ft x 11.55ft)

Laminated wooden flooring; built in sliderobes and ceiling coving

**Bedroom 3:**

2.65m x 2.09m (8.69ft x 6.86ft) Built in platform bed; laminated wooden flooring and built in sliderobes along one wall

**Outside:**

- \* Non overlooked;
- \* Extensively decked with low maintenance rear garden
- \* Flagged patio area
- \* Water feature with lighting
- \* Garden shed

**Viewing by Appointment with Sole Selling Agent –  
Property Code: 1654**

**Notes:**