



Cappanavarnogue, Kildysart, Co Clare

Architecturally designed 3 Bedroom two storey with energy rated solar panels.

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



- * **3 Bedrooms (1 En-suite)**
- * **No Stamp Duty for Owner Occupier**
- * **Option to purchase as a Rent to Buy**
- * **Wooden decking with panoramic countryside views**
- * **Bright and spacious open plan Living/Kitchen/Dining Room**

Price: €218,000

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ACCOMMODATION

Ground Floor

Entrance Porch: 2.6m x 3.03m (8.53ft x 9.94ft)

Large bright entrance porch with feature stone wall finish to entrance hall with inset recess display lighting.

Entrance Hallway: 4.63m x 6.86m (15.19ft x 22.51ft)

Solid wooden flooring throughout; hand turned solid stairs to first floor; telephone point; built in cupboards housing immersion.

Master Bedroom (En-suite): 4.13m x 4.61m (13.55ft x 15.12ft)

Solid wooden flooring; television point; telephone point.

En-Suite: 3.08m x 0.98m (10.1ft x 3.22ft)

Suite comprising of low level wc, pedestal wash hand basin and shower; ceramic tile flooring.

Bedroom 2: 3.67m x 3.48m (12.04ft x 11.42ft)

Solid wooden flooring; recessed walk in wardrobe; television point.

Bedroom 3: 2.6m x 5.26m (8.53ft x 17.26ft)

Solid wooden flooring; television point.

Main Bathroom: 2.75m x 1.67m (9.02ft x 5.48ft)

Suite comprising of low level wc, pedestal wash hand basin and bath; partially tiled walls; ceramic flooring.

First Floor Landing:

Open Plan Living/Kitchen/Dining Room:

14.59m x 5.52m (47.87ft x 18.11ft)

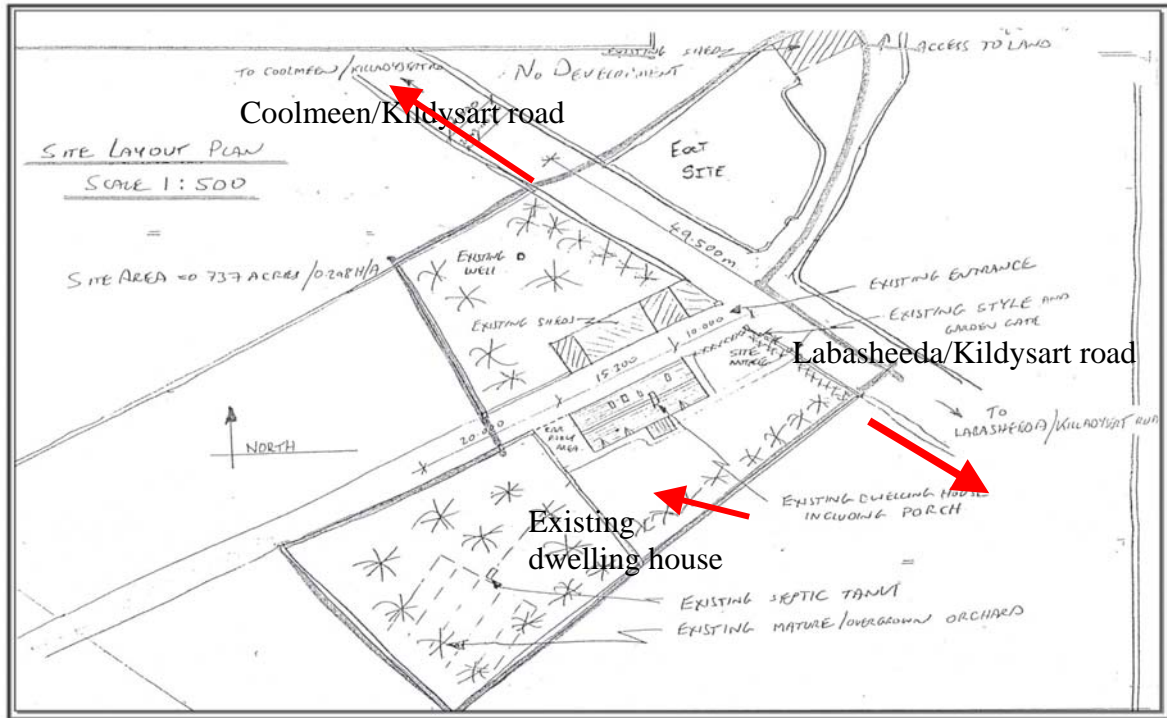
Large open plan space taking full advantage of the countryside views; ceramic tile flooring to kitchen/dining; centre island unit with inset sink; room is divided by open sided fireplace with oil stove; solid wooden flooring throughout reception; generous provision of velux and surface windows offering optimum natural light.



OUTSIDE



Site Layout Map



**Viewing by Appointment with Sole Selling Agent –
Property Code: 1031**