



Acha Bhile, Loughville, Lahinch Road, Ennis

3 Bedroom end terrace energy efficient home

**95% Home Loan €261,250 over 35 years (A.P.R. 5.10%) €1,335.20 per month.
For Best Advice on Mortgages, contact the Finance Team at Philip O'Reilly Property Plus.**



- * Alarm fully installed
- * 'A' energy rating
- * Fitted kitchen
- * Remote control gas fire
- * Private enclosed rear garden
- * Double car driveway
- * i-home package
- * Red deal doors throughout

PRICE: €275,000

***Rates as at: 31.07.07**

ACCOMMODATION

Ground Floor

Entrance Hallway:

5.3m x 1.9m (17.39ft x 6.23ft)

Red deal stairs to first floor; understairs storage, telephone and ample power points.

Kitchen/Dining:

6.5m x 3.7m (21.33ft x 12.14ft)

Shaker style; ample work surfaces and breakfast bar; wall and base units with ceramic tile splash back; French doors to rear garden; double doors to living room.



Utility Room:

2.4m x 1.4m (7.87ft x 4.59ft)

Plumbed for washer/dryer; door to rear garden.



WC:

1.6m x 2.4m (5.25ft x 7.87ft)

Suite comprising of low level wc; pedestal wash hand basin; storage unit and boiler.

Reception Room:

4.4m x 3.9m (14.44ft x 12.8ft)

Remote controlled gas fire; ample power points, television and telephone points; double doors to Kitchen/Dining Room



Landing:

3.7m x 2.5m (12.14ft x 8.2ft)

Velux window over stairs giving bright and spacious feel, large hotpress.

Bathroom:

2.8m x 2.2m (9.19ft x 7.22ft)

Partial wall tiles with suite comprising of low level wc; pedestal wash hand basin and bath.

Bedroom 1:

3.8m x 3.4m (12.47ft x 11.15ft)

Ample power; telephone and television points.

En Suite Bathroom:

1.8m x 1.8m (5.91ft x 5.91ft)

Partial wall tiling; low level wc; pedestal wash hand basin; shower cubicle.

Bedroom 2:

2.7m x 3.6m (8.86ft x 11.81ft)

Ample power points, television and telephone points.

Bedroom 3:

3.2m x 2.5m (10.5ft x 8.2ft)

Ample power points, television and telephone points.

Outside:

* Large rear garden

* Seeded and top soiled



**Viewing by Appointment with Sole Selling Agent –
Property Code: 1090**

Notes: