

## *An tSean Dun, Tulla Road, Ennis*

**5 Bed executive turn-key detached home on an extremely large corner site at the end of a quiet cul-de-sac.**

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



- \* Non overlooked private rear garden
- \* Wired for alarm
- \* Carpets, blinds, light fittings, integrated kitchen appliances included
- \* Red deal doors throughout
- \* Easy access to the N18 by-pass

**Price: €379,000 open to negotiation**

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# ACCOMMODATION

## Ground Floor

### Entrance Hallway:

3.31m x 4.48m (10.86ft x 14.7ft)

Large open hallway with polished porcelain floor tiles; solid wood sweeping stairway to first floor, understairs storage press, modern bright décor; solid wood skirting and architraves; telephone point, smoke alarm.

### Sitting Room:

5.33m x 3.68m (17.49ft x 12.07ft)

White stone fireplace incorporating granite inset and base and gas coal fire. Wool carpeted flooring with solid wood skirting and architraves, dimmer switch. Two television points (one each side of fireplace for preferred television placement).

Telephone/computer point. Double doors to dining area. Modern and bright with high quality finish.



### Sitting Room 2/Bedroom 5:

3.37m x 3.37m (11.06ft x 11.06ft)

Wool carpeted flooring with solid wood skirting and architraves. Modern and bright with high quality finish. Television and electrical sockets.

### **Kitchen/Dining Room:**

3.41m x 6.24m (11.19ft x 20.47ft)

Fitted beech 'slab' wall and base kitchen units with stylish full-length display press and breakfast counter; one and a half bowl sink; integrated Bosch stainless steel dishwasher; integrated Electrolux fridge freezer; integrated electrolux stainless steel self-cleaning oven; integrated ceramic hob with overhead stainless steel extractor fan. Wall tiling; fully tiled floor; double red deal doors with glass insets to sitting room 1 Patio door to large, open, non-overlooked rear garden. High quality finish throughout.



### **Utility Room:**

2.51m x 1.87m (8.23ft x 6.14ft)

Large counter area with space for washing machine and dryer underneath. Wall presses and full-length press housing Baxi gas boiler, door to side access.



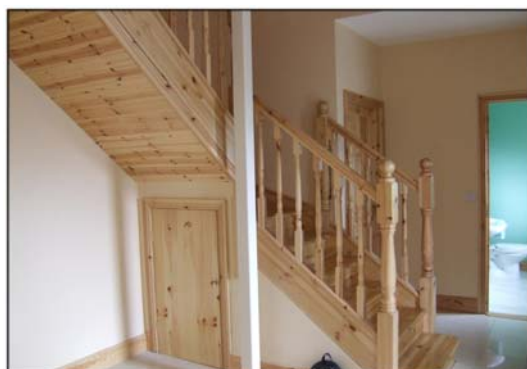
### **WC:**

1.37m x 1.87m (4.49ft x 6.14ft)

Suite comprising of low level WC; pedestal wash hand basin with stylish overhead mirrored storage cabinet with light and white timber effect flooring. Modern finish of a very high standard.

### **Stairway:**

Stylish red deal 16-step stairway incorporating two twists. Large landing area overlooking open hallway.



**Landing:** 4.68m x 3.81m (15.35ft x 12.5ft)

Large landing overlooking open hallway;  
solid wood varnished flooring. Smoke alarm. Stira stairs to floored attic.

**Attic:** Stira stairs form landing to very large, floored, insulated attic with light and power sockets.

**Main Bathroom:**

2.26m x 2.15m (7.41ft x 7.05ft) Fully tiled bathroom with stylish border effect incorporating bath; WC, wash hand basin with provision for overhead lighting and 'Mira' electric shower unit.

**Master Bedroom (en-suite):**

4.86m x 3.36m (15.94ft x 11.02ft)

Large bright double bedroom with 4 fitted full-length beech wardrobes providing huge storage space. Solid wood varnished flooring; telephone, television and electrical sockets. Door to en-suite.

**En Suite Bathroom:**

2.13m x 2.17m (6.99ft x 7.12ft)

Superbly finished modern and bright fully tiled en-suite incorporating attractive border display. Large quadrant shower with chrome power shower, low level WC; pedestal wash and basin with provision for overhead lighting.



**Bedroom 2:**

3.83m x 3.18m (12.57ft x 10.43ft) Large and bright spacious double bedroom with solid wood flooring. One wall of fitted full-length beech wardrobes providing huge storage space.

**Bedroom 3:**

2.97m x 4.52m (9.74ft x 14.83ft) Top quality finish double bedroom with solid wood flooring, television and electrical sockets. Fully fitted walk-in wardrobe with hanging rails, shelving, light and radiator.

**Bedroom 4:**

2.97m x 2.08m (9.74ft x 6.82ft) Quality finish with solid wood flooring. Telephone and electrical sockets. Walk-in wardrobe with hanging rail.

**Hotpress:**

Large, shelved, walk-hotpress housing hot water tank.

## Outside:

- Large and private tarmac front yard with side green areas
- Two side gates lead to a private, non-overlooked large rear garden.
- 8-foot high boundary walls to sides and rear and large walled-in front yard.
- Large open green area featuring trees and tree-lined solid stone feature wall.



## **The house that has everything!!**

This house is one of the finest properties to come on our books in recent times.

This executive, turn-key home is extremely well located in this quiet and tranquil residential area, yet is just beside the new Roslevan Shopping Centre and a half mile to the new Ennis Eastern by-pass, providing quick and easy access to Limerick, Shannon and Galway and immensely cutting travel times.

With an extremely private, non-overlooked rear garden that extends to 50 feet, this large 5 bed detached home is a true find in the hustle and bustle of today's property market. It is situated on an extremely large corner site at the end of a small quiet cul-de-sac and is finished to showhouse standards. The property has a host of features too numerous to mention and viewing is highly recommended.

## **Some of the many additional features, to mention but a few:**

- Showhouse condition with excellent finish
- Fully private, not overlooked, exceptionally large rear garden
- Exceptionally large tarmac front yard providing immense parking

- Large, private, non-overlooked corner plot on approx half acre
- 8-foot high solid block boundary wall, public lighting, trees, etc.
- Slate roof
- Built by J.P. O'Connor Construction 2006 (Homebonded)
- Overlooking large open landscaped green area with trees and solid stone feature wall
- Planning permission for Sunroom in place
- Possible option for back entrance and driveway from side road
- 9 foot high ceilings throughout ground floor.
- Wired for alarm
- Large open sweeping stairway
- Gas heating
- A host of extra internal features too numerous to mention, e.g. extra electrical sockets and TV points, stira stairs to floored attic with light and power sockets, tow TV points in sitting room, etc...
- Kitchen appliances fully integrated and of highest specifications.

**House fully wired for alarm system, with hallway control point.**

**9 foot high ceiling throughout ground floor.**

## **Outside:**

Extremely large walled-in front and rear gardens.

The large and private tarmac front yard with side green areas provides huge parking space for numerous vehicles.

The two side gates lead to a very private, non-overlooked large rear garden. The tall, rounded, high quality side gates add further privacy to this magnificent property.

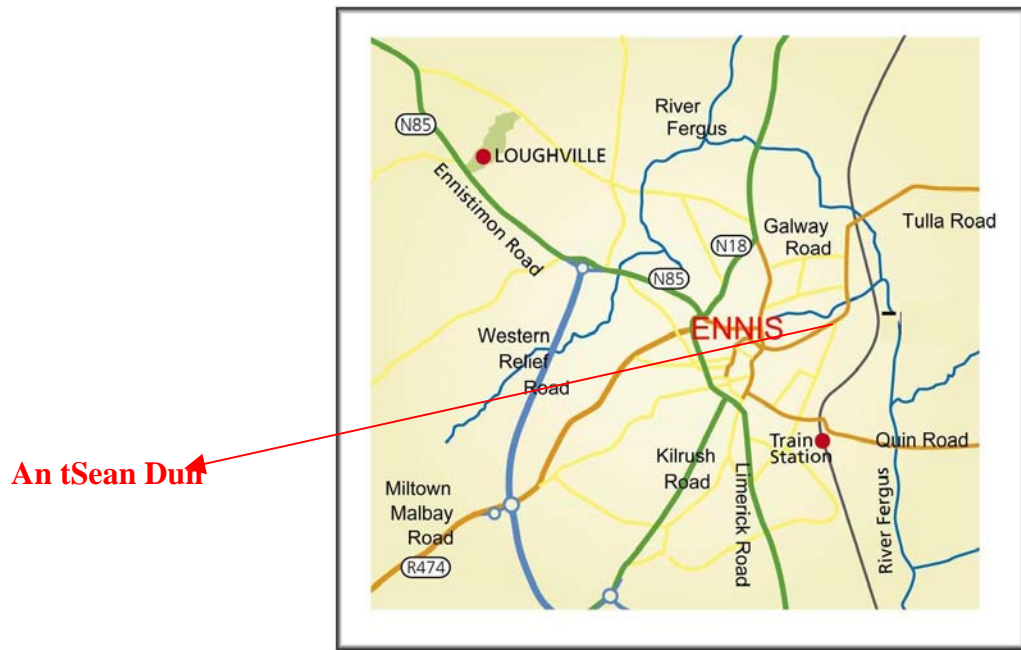
This turn-key property was built in 2006 and is in showhouse condition, having been finished to the highest standards. With exceptionally private gardens, 8-foot high boundary walls to sides and rear and large walled-in front yard, it overlooks a large open green area featuring trees and tree-lined solid stone feature wall, offering extreme privacy in a very convenient and much sought after central location.

**Viewing really is a must to appreciate the full extent of privacy, tranquillity, space, comfort and class this home has to offer in the convenient location and comes highly recommended.**

**Included:**

Carpets, blinds, light fittings and integrated kitchen appliances included in the sale, with an option to purchase some quality contents under separate negotiation.

**LOCATION**



**DIRECTIONS:**

Proceed from Ennis out the Tulla Road take the first left after Roslevan shopping complex into An tSean Dun and follow road right around to the back and swing left house is last on the right hand side

**Viewing by Appointment with Sole Selling Agent  
Property Code: 1691**

**Notes:**