

## *Carraig an Oir, Tobartescain, Ennis*

**4 Bedroom detached property located in a quiet cul de sac within minutes walk of Ennis town.**

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



- \* C. 1,600 sq/ft living accommodation
- \* South facing rear garden
- \* Within easy access of Ennis N18 by-pass

**Price: €199,000**

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## **ACCOMMODATION**

### **Ground Floor**

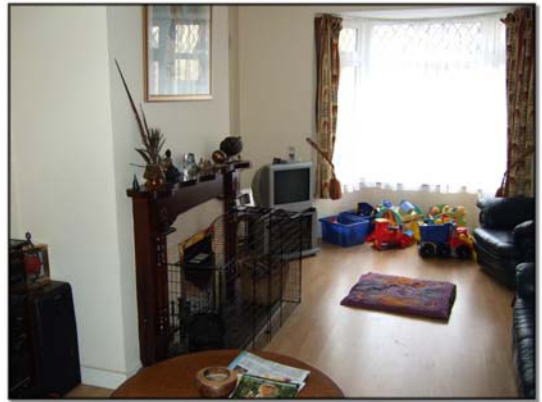
**Entrance Hallway:** 5.18m x 2.07m (16.99ft x 6.79ft)

Laminated wooden flooring throughout; telephone point; solid wooden fully carpeted stairs leading to first floor landing; access to separate WC, family room, reception room and kitchen/dining room.

### **Reception Room:**

5.92m x 3.61m (19.42ft x 11.84ft)

Laminate wooden flooring throughout; feature bay window overlooking front garden; working feature fireplace with wooden mantle and surround, marble inset, granite vase; television point; double doors leading to kitchen/dining room.



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

5.63m x 5.83m (18.47ft x 19.13ft)

Ivory wall and base display units with beech casing and surround; electric hob with integrated extractor hood and oven included, space for fridge freezer; single drainer sink with mixer tap; ample work surfaces and ceramic tile splash back surround; telephone point; vinyl flooring throughout; double sliding patio doors to large walled rear garden; access to utility room.



**Family Room:** 5.91m x 2.85m (19.39ft x 9.35ft)

Large bay window; laminated flooring throughout.

**Utility Room:** 2.84m x 2.45m (9.32ft x 8.04ft)

Vinyl flooring throughout; space and plumbed for washing machine and separate dryer; Grant internal oil burner; access to rear garden.

**Separate WC:** 2.17m x 0.78m (7.12ft x 2.56ft)

Ceramic tile flooring throughout; white suite comprising of low level WC, pedestal wash hand basin with ceramic tile splash back; wall mounted mirror; extractor fan.

**First Floor Landing:**

Fully carpeted; built in cupboard housing immersion tank and shelving; access to loft.

**Master Bedroom 1 (En-suite):**

4.8m x 3.69m (15.75ft x 12.11ft)

Fully carpeted; built in wardrobe incorporating hanging rails and shelving with dresser unit; telephone point; overlooking rear garden; access to en-suite.



**En-Suite:** 2.86m x 0.86m (9.38ft x 2.82ft)

Fully tiled floor to ceiling; white suite comprising of low level WC, pedestal wash hand basin with wall mounted mirror and overhead light/shaver point, shower cubicle housing electric shower unit and folding PVC splash guard door; natural ventilation.

**Bedroom 2:** 2.54m x 4.34m (8.33ft x 14.24ft)

Fully carpeted; built in wardrobe incorporating hanging rails and shelving; overlooking front garden.

**Bedroom 3:** 2.94m x 3.19m (9.65ft x 10.47ft)

Fully carpeted; built in wardrobe incorporating hanging rails and shelving; overlooking front garden.

**Bedroom 4:** 4.71m x 2.84m (15.45ft x 9.32ft)

Fully carpeted; built in wardrobe incorporating hanging rails and shelving; attractive high apex window overlooking front garden.

**Main Bathroom:** 1.81m x 2.19m (5.94ft x 7.19ft)

Fully tiled floor to ceiling; white suite comprising of low level WC, pedestal wash hand basin with overhead light/shaver point, full length panelled bath with mixer tap and wall mounted shower attachment; various wall mounted chrome bathroom accessories; natural ventilation.

## **OUTSIDE**

### **Rear Garden**

- \* Large corner site with large lawned areas and mature birch tree
- \* Solid block wall surround with ivy clad offering privacy
- \* South facing aspect.

### **Front Garden**

- \* Large open plan parking bay with additional off street parking
- \* End of small cul de sac
- \* Large lawned area with mature birch as centre piece



**Viewing by Appointment with Sole Selling Agent –  
Property Code: 1801**