

Aughanteeroe, Gort Road, Ennis

**4 bed semi detached home with non over
looked rear garden**

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



- ❖ **4 Bedrooms (1 En-Suite)**
- ❖ **Oil Fired Central Heating**
- ❖ **Close to local schools, shops, etc.**
- ❖ **Adjacent to the N18 Limerick/Galway Road**

Price: €190,000

ACCOMMODATION

Ground Floor

Entrance Hallway: 1.79m x 4.29m (5.87ft x 14.07ft) Carpeted floor, telephone point, fire alarm, ceiling coving, understairs storage

Sitting Room: 5.49m x 3.58m (18.01ft x 11.75ft) Carpeted flooring, fire place with black cast iron inset & tiles, timber surround & tile base. Dado rail, ceiling coving & centre rose, TV point.

Bedroom 1: 2.39m x 3.64m (7.84ft x 11.94ft) Carpeted flooring.

Kitchen\Dining Room: 5.78m x 3.65m (18.96ft x 11.98ft) Ceramic tile flooring, sliding patio doors leading to rear garden, ceiling coving. Antique pine wall & base units with laminate work surfaces, integrated electric hob & oven. Breakfast bar. Space for fridge freezer, dishwasher. Single bowl stainless steel drainer sink & ceramic tile splash back. TV point.

Utility Room: 2.36m x 2.52m (7.74ft x 8.27ft) Ceramic tile flooring, door to rear garden. Laminated counter top & shelving. Space & plumbing for washing machine & dryer.

Downstairs WC: Ceramic tile flooring, Low level WC, pedestal wash hand basin.

Stairs to First Floor Landing: Carpeted stairs & landing. Hotpress. 'Staira' stairs to attic space.

Main Bathroom: 2.16m x 2.06m (7.09ft x 6.76ft) Ceramic tile flooring, walls tiled floor to ceiling. White suite comprising of low level WC, pedestal wash hand basin, bath with overhead electric shower & white PVC splash guard door. Wall mounted towel rails.



Bedroom 2 En Suite: 3.27m x 4.17m (10.73ft x 13.68ft) Carpeted flooring, fitted wardrobes.

En-Suite: 1.35m x 2.07m (4.43ft x 6.79ft) Ceramic tile flooring, Walls tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin, Electric shower & white PVC splash guard door.



Bedroom 3: 3.04m x 4.5m (9.97ft x 14.76ft) Carpeted flooring, fitted wardrobes.

Bedroom 4: 2.32m x 3.05m (7.61ft x 10.01ft) Carpeted flooring, fitted wardrobes.

Outside: Tarmacadam front drive & lawned garden area. Rear patio & Garden with block wall surround. Wooden garden shed.

**Viewing by Appointment with Sole Selling Agent –
Property Code: 2106**