

An tSean Dun, Roslevan, Tulla Road, Ennis

Turn key 4 Bedroom home in a prime residential area beside the new Roslevan Shopping Centre and half a mile to the new Ennis by-pass.

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



- * **4 Bedrooms (1 En-suite)**
- * **High standard of finish throughout**
- * **Private rear garden with detached garage**
- * **Commuting distance to Limerick Shannon and Galway**
- * **Located close to Leisure Centre, Beauticians, Restaurant and Shops**

Price: € 250,000

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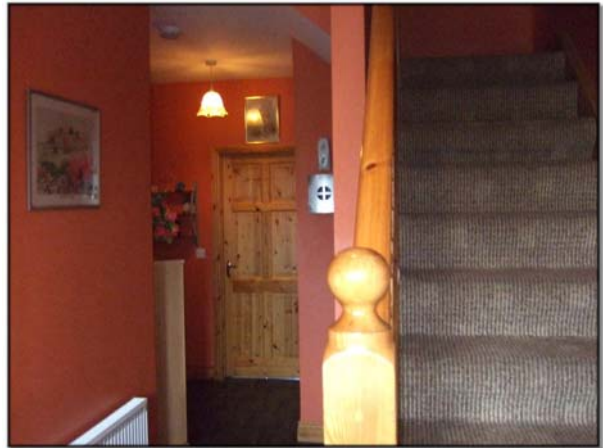
ACCOMMODATION

Ground Floor

Entrance Hallway:

2.11m x 5.96m (6.92ft x 19.55ft)

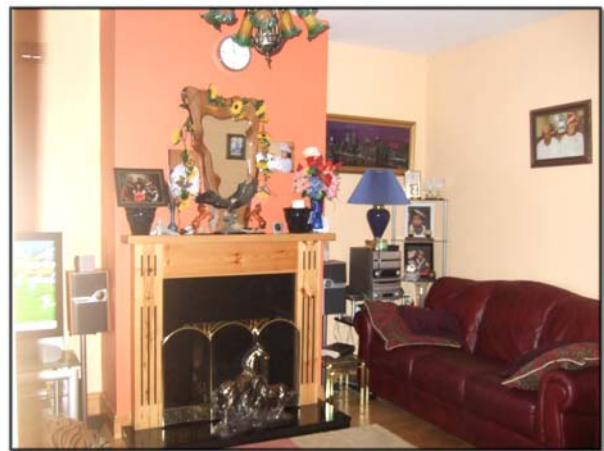
Ceramic tile flag flooring throughout; solid wooden staircase (carpeted) to first floor landing; access to reception room, kitchen/dining and separate wc; built-in cupboard affording ample storage; telephone point.



Reception Room:

5.39m x 3.78m (17.68ft x 12.4ft)

Semi solid wooden flooring throughout; solid fuel fireplace with granite inset and solid wooden surround and mantle; television point.



Kitchen/Dining Room:

6m x 2.98m (19.69ft x 9.78ft)

Built-in maple wall and base units with ample laminate work surfaces and ceramic tile splash back surround; single drainer sink with filter tap; stainless steel electric oven and ceramic hob included; space and plumbing for dishwasher; space for full height fridge/freezer; ceramic tile flooring throughout; access to rear garden, utility and double solid glass panelled doors to formal dining room/family room.



Utility Room: Ceramic tile flooring throughout; space and plumbing for washing machine and separate dryer.

Family Room: 3.25m x 4.02m (10.66ft x 13.19ft) Fully carpeted throughout; vaulted feature ceilings; double sliding patio doors to extensive rear paved patio area; ample window allocation fitted with internal architraves surrounds; built-in cupboard incorporating hanging rails and shelving; the room is ideal for use as a guest bedroom; double solid glass panelled doors onto kitchen/dining room.

Separate WC: 1.31m x 2.38m (4.3ft x 7.81ft) Fully tiled floor to ceiling; white suite comprising of low level wc, pedestal wash hand basin with overhead wall mounted mirror and light/shaver point; natural ventilation.

Stairs to First Floor Landing: Solid wooden staircase (carpeted) to first floor landing; landing finished in solid wooden flooring; built-in cupboard housing immersion tank and shelving; access to loft / attic space.

Bedroom 1: 2.99m x 3.92m (9.81ft x 12.86ft) Solid wooden flooring throughout; built-in double wardrobe incorporating hanging rails and shelving; overlooking rear garden.

Bedroom 2: 2.94m x 2.88m (9.65ft x 9.45ft) Solid wooden flooring throughout; built-in double wardrobe incorporating hanging rails and shelving; overlooking rear garden.

Bedroom 3 (En-suite):

3.52m x 3.32m (11.55ft x 10.89ft)

Solid wooden flooring throughout; built-in double and additional single wardrobes incorporating hanging rails and shelving; dresser shelf with overhead wall mounted mirror; open leaved shelving; overlooking front garden; access to en-suite.



En-Suite: 2.71m x 0.78m (8.89ft x 2.56ft)

Fully tiled floor to ceiling; white suite comprising of low level wc, pedestal wash hand basin with overhead wall mounted mirror and light/shaver point, shower cubicle housing electric shower unit, shower curtain and rail; natural ventilation.

Bedroom 4: 2.61m x 2.38m (8.56ft x 7.81ft) Solid wooden flooring throughout; built-in double wardrobe incorporating hanging rails and shelving; overlooking front garden.

Main Bathroom: 2.71m x 1.71m (8.89ft x 5.61ft) Fully tiled floor to ceiling; white suite comprising of low level wc, pedestal wash hand basin with overhead wall mounted mirror and light/shaver point, panelled bath with overhead wall mounted electric shower unit, shower curtain and rail; various wall mounted bathroom accessories; natural ventilation.



OUTSIDE

Garage: 4.88m x 2.77m (16.01ft x 9.09ft)

Solid block structure with slate roof; PVC fascia board, down pipes and guttering; suitable for conversion to home office / den.

Rear Garden: Full paved patio with raised shrub beds with brick surround. Full double gate to side, solid block surround with affording alternate privacy.

Front: Double tarmac driveway overlooking extensive green area.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2231**