



Pine Grove, Gort Road, Ennis,

4 bedroom semi-detached property in a quiet residential area

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- ❖ **4 Bedrooms (1 En-Suite)**
- ❖ **Mature Garden with Rear Patio**
- ❖ **Oil Fired Central Heating**
- ❖ **Close to schools, shops, swimming pool & industrial estate**

Price: €190,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 3.21m x 1.96m (10.53ft x 6.43ft)

Wooden flooring

Reception Room: 3.48m x 7.66m (11.42ft x 25.13ft)

Wooden flooring, TV point, cast iron fireplace with wooden surround

Kitchen\Dining Room: 5.98m x 3.35m (19.62ft x 10.99ft)

Tiled floor in Kitchen, pine base & wall units with splash back tiling, plumbed for washing machine / dryer. Wooden flooring in dining area with patio door leading to rear garden

Bedroom 1: 2.64m x 4.94m (8.66ft x 16.21ft) Tongue & grooved wooden floor

Stairs to First Floor Landing: Carpeted stairs & landing, hot-press housing immersion tank

Main Bathroom: 1.41m x 2.24m (4.63ft x 7.35ft)

Fully tiled, white suite comprising of low level WC, pedestal wash hand basin, 'Mira' shower overhead bath with splash guard door, window offering natural light & vent

Bedroom 2: 2.84m x 3.55m (9.32ft x 11.65ft)

Wooden floor, built-in wardrobe, window overlooking rear garden

Bedroom 3 En Suite: 2.75m x 4.1m (9.02ft x 13.45ft) Wooden floor, TV point, built-in wardrobe, window overlooking front garden

En-Suite: 1.75m x 2.2m (5.74ft x 7.22ft) Fully tiled, white suite comprising of low level WC, pedestal wash hand basin with overhead light / shaver point, shower with PVC sliding door

Bedroom 4: 2.51m x 3.04m (8.23ft x 9.97ft) Carpeted flooring, built-in wardrobes

Outside: Mature garden with rear patio area. Wooden garden shed



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2276R**

