

Glassan, Lahinch Road, Ennis

Immaculately presented 4 bedroom home located in an attractively designed development in a much sought after location.

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



- * **Extensive solid wooden flooring throughout**
- * **Contents included subject to negotiation**
- * **Bright and spacious internal accommodation**
- * **Overlooking river**
- * **Private rear garden**
- * **Within walking distance to town centre**

Price: € 295,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 2.43m x 3.89m (7.97ft x 12.76ft)

Fully carpeted; ceiling coving; telephone point; under stairs storage.

Downstairs WC: 1.95m x 0.77m (6.4ft x 2.53ft)

Ceramic tile flooring; suite comprising of low level wc and pedestal wash hand basin.

Reception Room:

5.07m x 5.7m (16.63ft x 18.7ft)

Vast light filled room with a large bay window offering optimum natural light and scenic riverside views; fully carpeted; solid fuel feature fireplace with granite inset and base; feature red deal double doors with glass inset to Kitchen/Dining Room.



Kitchen/Dining Room:

3.68m x 5.73m (12.07ft x 18.8ft)

Large practical kitchen with solid maple shaker style wall and base units; integrated dishwasher; ceramic hob; oven; space for fridge freezer; half drainer sink. Dining Area: Patio doors to private rear garden; ceramic tile flooring; ceiling coving.



Utility Room: 1.8m x 3.51m (5.91ft x 11.52ft)

Fitted shaker style base units; single drainer sink; space and plumbing for washing machine and dryer; rear access; ceramic tile flooring.

First Floor Landing:

Hot press housing immersion tank; ceiling coving; stairs to attic.

Bedroom 1:

3.46m x 3.14m (11.35ft x 10.3ft)

Solid wooden flooring; built in wardrobes.



Master Bedroom:

4.26m x 4.11m (13.98ft x 13.48ft)

Solid wooden flooring; ample storage comprising of built in overhead storage cupboards and wardrobes; attractive bay window offering optimum natural light and overlooking river.



En-Suite: 2.96m x 1.19m (9.71ft x 3.9ft)

Ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin with tile splash back and shower cubicle housing power shower with pvc splash guard door; chrome wall mounted bathroom accessories.



Bedroom 3:

4.06m x 2.97m (13.32ft x 9.74ft)

Solid wooden flooring; built in wardrobes.



Bedroom 4: 2.49m x 5.5m (8.17ft x 18.04ft)

Solid timber flooring; built in wardrobes.

Main Bathroom:

3.02m x 2.17m (9.91ft x 7.12ft)

Ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin, full length panelled bath with tile splash back and separate shower with pvc splash guard door.



OUTSIDE

- ❖ Low maintenance private rear garden
- ❖ Scenic countryside and river views



**Riverside views from
Reception Room**



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