

# *Clooney, Quin, Co Clare*

**4 Bedroom bungalow standing on c. 0.5 acre site with potential for further conversion.**

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



- \* Oil burning stove
- \* Mature gardens
- \* Benefits from private well water
- \* Stone boundary wall
- \* Located within easy access of Ennis, Limerick and Shannon

**Price: €218,000**

## ACCOMMODATION

### **Entrance Hallway:**

1.98m x 9.61m (6.5ft x 31.53ft)

Ceramic tile flooring; dado rail; walk-in hot press housing immersion tank; stairs to attic space with two velux windows (suitable for conversion subject to planning permission).



### **Reception Room:**

4.19m x 4.14m (13.75ft x 13.58ft)

Laminated timber flooring; working feature fireplace with timber surround, cast iron inset and slate base; television point; door to kitchen/dining room.



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

3.28m x 6.04m (10.76ft x 19.82ft)

Fitted wall and base units with dishwasher; oven and hob with overhead extractor hood; double drainer sink; ceramic tile flooring & splash back; breakfast bar; oil burning stove; attractive tongue and groove timber ceiling; sliding doors to side access.



### **Utility Room:**

2.04m x 1.96m (6.69ft x 6.43ft)

Ceramic tile flooring; space and plumbing for washing machine; rear access.

**Bedroom 1:** 2.97m x 2.81m (9.74ft x 9.22ft)

Laminated timber flooring.

**Bedroom 2:** 2.76m x 2.97m (9.06ft x 9.74ft)

Laminated timber flooring; built in wardrobe.

**Bedroom 3:** 2.97m x 3.53m (9.74ft x 11.58ft)

Solid timber flooring; built in wardrobe.



**Bedroom 4 (En Suite):** 3.27m x 4.68m (10.73ft x 15.35ft) Laminated timber flooring; built in wardrobe; bay window overlooking rear.

**En-Suite:** 1.05m x 2.28m (3.44ft x 7.48ft) Tiled floor to ceiling; suite comprising of low level wc, pedestal wash hand basin and electric shower with splash guard door.

**Main Bathroom:** 3.25m x 1.68m (10.66ft x 5.51ft) Tiled floor to ceiling; suite comprising of low level wc, pedestal wash hand basin, extra large corner bath, double size shower tray with electric shower and splash guard door.

**Attic:** 10.98m x 4.332m (36.02ft x 14.21ft) Fully floored; two velux windows; suitable for conversion (subject to planning permission).



**Viewing by Appointment with Sole Selling Agent –  
Property Code: 2307**