

Ballinruan, Crusheen, Co Clare

**Newly built 4 bedroom home standing on c. 0.9
acre site in the heart of Ballinruan village.**

**The property overlooks the lake with panoramic
views of the Burren.**

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



**The imposing exterior of this newly built 4
bedroom house offers a clear indication of the
stylish home that lies behind the hall door.**

Price: € 498,000

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ACCOMMODATION

Ground Floor

Entrance Porch: 2.18m x 1.23m (7.15ft x 4.04ft)

Elegant porcelain tiled flooring; oak door opening into main hall; ceiling coving and centre.

Main Hallway: 3.08m x 5.64m (10.1ft x 18.5ft)

Elegant porcelain tiled flooring; ceiling coving and centre; under stairs storage; cupboard.



Reception Room:

3.95m x 5.18m (12.96ft x 16.99ft)

Attractive working feature marble fireplace with granite inset and base; ceiling coving; recessed lighting; 20ml high quality semi solid flooring; under floor heating; built in surround sound.



Kitchen/Dining Room:

5.02m x 5.74m (16.47ft x 18.83ft)

Elegant porcelain tile flooring; ceiling coving and centre rose; recessed lighting; double french doors to rear; arch leading to dining area.



Dining Area:

3.12m x 4.37m (10.24ft x 14.34ft)

Elegant porcelain tile flooring; timber ceiling; front access; corner windows maximising natural light.

Utility Room:

2.34m x 3.09m (7.68ft x 10.14ft)

Elegant porcelain tile flooring; ceiling coving; side access.

Bedroom 1: 3.99m x 3.37m (13.09ft x 11.06ft) Semi solid oak flooring; ceiling coving; centre rose; door to downstairs bathroom.

Downstairs Bathroom: 3.26m x 3.08m (10.7ft x 10.1ft) Floor to ceiling porcelain tiles; suite comprising of low level wc and pedestal wash hand basin; 'wet room' shower with splash guard door.

First Floor Landing

Master Bedroom: 4.37m x 3.95m (14.34ft x 12.96ft) Semi solid oak flooring; ceiling coving and centre rose. Leads to the

Walk in Wardrobe: 2.3m x 1.82m (7.55ft x 5.97ft) Semi solid oak flooring; ceiling coving. Leads to the

Main Bathroom / En-suite: 3.74m x 2.42m (12.27ft x 7.94ft) Floor to ceiling ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin, extra large jacuzzi bath and power shower with splash guard door; recessed lighting.

Bedroom 3: 3.87m x 5.04m (12.7ft x 16.54ft) Semi solid oak flooring; coving and centre piece; sliding door opening onto a delightful balcony with rear garden views.

Hot Press: Housing immersion tank and ample shelving.

Bedroom 4: 4m x 3.57m (13.12ft x 11.71ft) Semi solid oak flooring; coving and centre piece.

Walk in wardrobe: 1.73m x 3.11m (5.68ft x 10.2ft) Semi solid oak flooring; coving.

En-suite: 1.21m x 3.1m (3.97ft x 10.17ft) Ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin and power shower with splash guard door.

GENERAL FEATURES

- * B1 Energy Rating
- * Solar Panels
- * High specification heating system
- * Under floor heating on the ground floor
- * Fully painted interior and exterior

INTERNAL FINISH

- * Semi solid oak flooring in all bedrooms
- * Wired for multi room I-home speakers
- * Extensive coving
- * Extensive Porcelain tile flooring
- * Wet room in Main Bathroom and extra large Jacuzzi bath in En-suite

OUTSIDE

- * Smart and very durable coloured concrete path
- * Tarmac driveway
- * High security system wired for intercom and electric gates
- * Landscaped garden
- * Ample car parking space
- * Private wall

Large Detached Garage

3.51m x 6.46m (11.52ft x 21.19ft)
front access and up and over door.

LOCATION

- * 10 minutes drive from the new Ennis by-pass
- * Walking distance to all local amenities
- * Located on the local School Bus route



Viewing by Appointment with Sole Selling Agent - Property Code: 2310