



Kylea, Inagh, Co Clare

Delightful family home offers bright spacious accommodation within minutes of Inagh village.

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- * **5 Bedrooms (1 En-suite)**
- * **Well maintained throughout**
- * **Beautiful countryside views**
- * **Detached garage**
- * **Large front and rear lawned gardens with wooden decking**
- * **Minutes from Petrol Station/Shop**

Price: €275.000

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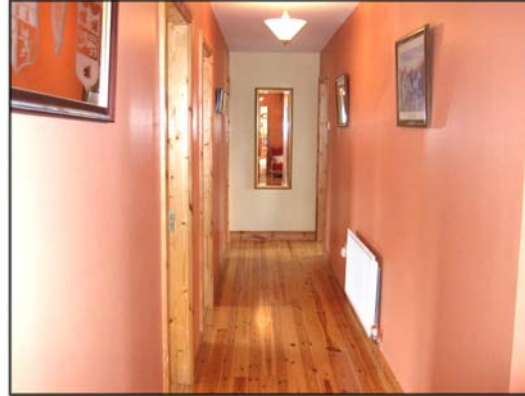
ACCOMMODATION

Ground Floor

Entrance Hallway:

5.58m x 1.98m (18.31ft x 6.5ft)

Solid tongue and groove timber flooring;
stairs to first floor landing; storage
cupboard.



Reception Room:

4.62m x 4.18m (15.16ft x 13.71ft)

Solid tongue and groove timber flooring;
working feature fireplace with cast iron
inset, mahogany surround with overhead
mirror and granite base; ceiling coving
and centre piece.



Kitchen/Dining/Living Room: 6.41m x 7.52m (21.03ft x 24.67ft)

Kitchen: solid oak fitted wall and base units with tile splash back; centre island
breakfast bar with additional storage; ceramic tile flooring; integrated dishwasher;
fridge freezer; extractor hood; provision for gas hob and oven; timber ceiling coving.



Living Area: Large bright living room with ample natural light; solid tongue and groove timber flooring; coving; ceiling with centre rose; timber fireplace with alcove; freestanding electric stove; sliding door to decking area.



Utility Room: 2.18m x 2.92m (7.15ft x 9.58ft) Ceramic tile flooring; space and plumbing for washing machine and dryer; fitted base units; rear access.

Separate WC: 1.17m x 1.45m (3.84ft x 4.76ft) Ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin; radiator cover with storage.

Bedroom 1: 3.05m x 2.93m (10.01ft x 9.61ft)
Solid tongue and groove timber flooring.



Main Bathroom:

2.94m x 2.08m (9.65ft x 6.82ft)
Partly tiled; suite comprising of low level wc, pedestal wash hand basin, wooden panelled full length Jacuzzi bath with mixer tap and shower attachment; ceramic tile flooring.

Bedroom 2: 2.93m x 3.78m (9.61ft x 12.4ft)
Solid tongue and groove timber flooring.

Bedroom 3: 3.82m x 3.18m (12.53ft x 10.43ft)
Solid tongue and groove timber flooring.

En-suite: 1.17m x 1.96m (3.84ft x 6.43ft)
Suite comprising of low level wc, pedestal



wash hand basin and electric shower with splash guard door; ceramic tile flooring.

First Floor Landing:

5.75m x 5.02m (18.86ft x 16.47ft)

Hot press housing immersion tank.



Bedroom 4:

6.42m x 4.95m (21.06ft x 16.24ft)

Bright comfortable double bedroom; laminated wooden flooring; recessed built in wardrobe.

Main Bathroom:

1.95m x 2.59m (6.4ft x 8.5ft)

Tiled floor to ceiling; suite comprising of low level wc, inset wash hand basin with built in vanity and electric shower with splash guard door; velux window.



Bedroom 5:

4.78m x 4.95m (15.68ft x 16.24ft)

Laminate flooring.

OUTSIDE

Detached Garage: 5.64m x 8.39m (18.5ft x 27.53ft)

Roller shutter door; side entrance; mezzanine: electric heater; ample storage.



Wooden Decking overlooking large rear
lawned garden and beautiful countryside
views.

Viewing by Appointment with Sole Selling Agent
Property Code: 2315