

The Windy Gap, Hempfield, Clarecastle, Co. Clare

This spacious split level, 6 bed dormer bungalow on 0.75 acre site with private country views and easy access to the Ennis bypass is an ideal family home

For Best Advice on Mortgages Contact the Finance Team at Philip O'Reilly Property Plus on 065 6844448



- * **6 bedrooms (2 ensuite)**
- * **Stone boundary wall with Gates & Tarmac Driveway**
- * **0.75 acre site**
- * **Close to Ennis bypass**
- * **Detached garage**
- * **Oil Fired Central Heating**

Price: €375.000

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ACCOMMODATION

Ground Floor

Utility Room:

2.41m x 2.65m (7.91ft x 8.69ft)

Ceramic tile flooring, space and plumbing for washing machine and dryer leading to cloakroom with wash basin, rear access.

Entrance Hallway:

5.64m x 2.13m (18.5ft x 6.99ft)

Maple laminate timber flooring, hotpress housing immersion tank, feature brick wall

Reception Room:

3.94m x 5.13m (12.93ft x 16.83ft)

Oak semi solid timber flooring, raised brick feature solid fuel fireplace, television point, handmade wrought iron curtain poles, dimmer switch.

Kitchen/Dining Room: 8m x 4.35m (26.25ft x 14.27ft)

Kitchen area: Solid chestnut wall and base units with centre island unit, ceramic tile flooring and splash back, single drainer circular sink, integrated dishwasher and fridge, eye level oven, space for microwave, ceramic hob with integrated extractor hood, steps down to dining area, telephone connection.

Dining area: Chestnut laminate timber flooring, rotary ceiling light / fan, double doors to sun room



Sun Room: 3.02m x 3.03m (9.91ft x 9.94ft)

Chestnut laminate timber flooring, sliding patio doors to rear seating area

Bedroom 1 / Pool Room: 4.25m x 3.62m

(13.94ft x 11.88ft) Laminate flooring, red deal wall panelling



Bedroom 2: 3.04m x 3.02m (9.97ft x 9.91ft) Fully carpeted

Bedroom 3: 3.96m x 3.01m (12.99ft x 9.88ft) Fully Carpeted

Bedroom 4: 3.65m x 3.63m (11.98ft x 11.91ft) Fully Carpeted

Main Bathroom: 3.04m x 3.01m (9.97ft x 9.88ft) Floor to ceiling tiling, low level W.C. pedestal wash hand basin with over head storage and shaver point, corner shower cubicle with wall mounted electric power shower with splash guard door, extra large corner bath



Bedroom 5 (Ensuite): 4.32m x 3.89m

(14.17ft x 12.76ft) Fully carpeted, access to attic, velux blind.

Bedroom 6 En Suite: 5.29m x 4.32m

(17.36ft x 14.17ft) Fully carpeted, T.V. point

Walk in Wardrobe: 1.585m x 4.326m

Ample shelving and hanging space **Shared**

Ensuite:

Floor to ceiling tiling, Low level W.C., pedestal wash hand basin with over head light and mirror, shower tray

Detached Garage: 7.45m x 4.21m

(24.44ft x 13.81ft) Roller door to front, side entrance, concrete flooring, ample shelving & electrical points, mezzanine level for additional storage



Special Features:

- Blinds & Light Fittings Included
- Wired for alarm system
- Furniture available by separate negotiation
- Red deal country style doors
- Red deal skirting & architrave
- Sensor lighting on house & garage

**Viewing by Appointment with
Sole Selling Agent
Ref: 2325**

Notes: