

Shanacloon, Shanballa, Lahinch Rd, Ennis.

3 Bedroom Semi-detached property in pristine condition

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- ❖ **3 Bedrooms (1 En-Suite)**
- ❖ **Gas Fired Central Heating**
- ❖ **Private non overlooked Rear Garden**
- ❖ **Easy access to Limerick & Shannon via the new bypass**

Price: €185,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 4.61m x 1.77m (15.12ft x 5.81ft) Tiled flooring, telephone point

Reception Room: 4.94m x 3.62m (16.21ft x 11.88ft) Solid wooden flooring, working feature fireplace with black inset, black wooden surround & granite base, TV point

Under-stairs Storage: Plumbed for WC

Kitchen/Dining Room: 4.16m x 5.17m (13.65ft x 16.96ft) Fitted wall & base units, single drainer sink, 'Belling' oven & 5 ring hob with tile splash back, ceramic tile flooring, French doors leading to rear garden.

Stairs to First Floor Landing: 1.78m x 1.71m (5.84ft x 5.61ft) Carpeted stairs to landing, folding attic stairs, attic floored for storage

Bedroom 1: 2.27m x 3.31m (7.45ft x 10.86ft) Carpeted flooring, built-in wardrobe, TV point

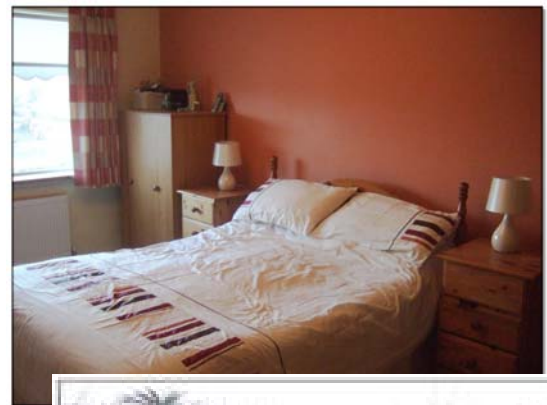
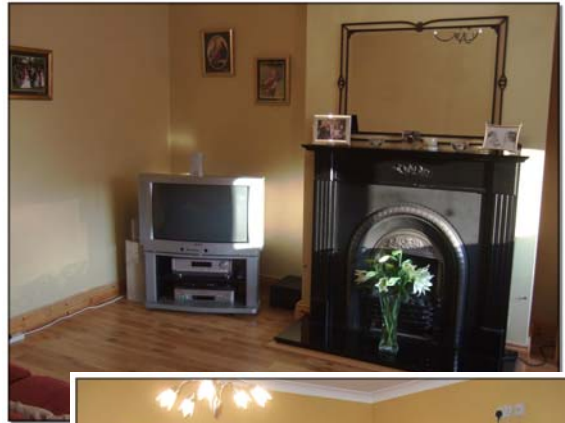
Bedroom 2: 3.07m x 4.32m (10.07ft x 14.17ft) Carpet flooring, built-in units, TV point

Bedroom 3 En Suite: 3.98m x 3.12m (13.06ft x 10.24ft) Carpeted flooring, built-in wardrobes, TV point, window overlooking rear garden

En-Suite: 2.35m x 1.45m (7.71ft x 4.76ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin with overhead mirror-light, electric shower with PVC sliding door, window offering natural light & vent

Main Bathroom: 1.97m x 2.46m (6.46ft x 8.07ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin, bath with overhead 'Triton' shower

Outside: () Brick pave driveway, non-overlooked rear garden with block wall surround, patio area, wooden shed with electrics



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2414**

