

Mountain Avens Cottage, Carnane, Doolin

**Recently renovated 3 bedroom traditional
cottage with distant sea views**

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



- ❖ **Standing on 0.5 Acre Site**
- ❖ **Oil Fired Central Heating**
- ❖ **Woodgrain uPVC Windows**
- ❖ **Countryside & Distant Sea Views**

Price: € 200,000

ACCOMMODATION

Ground Floor

Reception Room: 4.66m x 4.86m (15.29ft x 15.94ft) Main entrance into reception room. Cast iron fireplace with cream wood surround, TV point, black slate tiled flooring, raised wooden ceiling with recess lights.

Hallway: 8.53m x 0.89m (27.99ft x 2.92ft)
Carpeted hallway

Bedroom 1: 3.08m x 2.95m (10.1ft x 9.68ft)
Carpeted flooring, TV point, closet

Bedroom 2: 4.24m x 3.07m (13.91ft x 10.07ft)
Carpeted flooring

Bedroom 3: 4.13m x 2.24m (13.55ft x 7.35ft)
Carpeted flooring

Hallway: 4.41m x 0.9m (14.47ft x 2.95ft)
Steps down to tiled floor area. Door leading to rear garden

Shower Room: 2.67m x 2.23m (8.76ft x 7.32ft)
Tiled floor to ceiling, white suite comprising of low level WC, wash hand basin with wall mounted mirror & light. Storage press. Shower with sliding door, window offering natural light.

Main Bathroom: 2.61m x 1.89m (8.56ft x 6.2ft)
Tiled floor to ceiling, white suite comprising of low level WC, wash hand basin with overhead mirror, storage unit. Bath with overhead shower, window offering natural light

Kitchen\Dining Room: 4.55m x 3.69m (14.93ft x 12.11ft) Tiled floor, wall & base units with tile surround, TV point, plumbed for washing machine. Window overlooking rear garden, countryside & sea views. Raised wooden ceiling



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2417**