

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: € 250,000

Philip O'Reilly & Co.Ltd. for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a proof for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract; (ii) All description, dimensions, references and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) No person in the employment of Philip O'Reilly and Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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**