

# *Attyerilla, Ruan, Co. Clare*

**Substantial dormer bungalow standing on large  
0.6 acre site**

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



- ❖ **6 Bedrooms (2 En-Suite)**
- ❖ **Detached Garage**
- ❖ **Oil Fired Central Heating**
- ❖ **Cut Stone to Front of House**
- ❖ **Minutes from the Ennis Bypass**

**Price: €299,000**

## ACCOMMODATION

### Ground Floor

**Entrance Hallway:** 4.47m x 3.3m (14.67ft x 10.83ft) Solid maple wooden flooring, telephone point, ceiling coving

**Reception Room:** 7.09m x 3.96m (23.26ft x 12.99ft) Solid maple flooring, built-in mahogany units, working feature fireplace with cast iron inset with wood surround, granite base, TV point, ceiling coving

**Hallway:** 6.06m x 1.19m (19.88ft x 3.9ft) Solid maple wooden floor

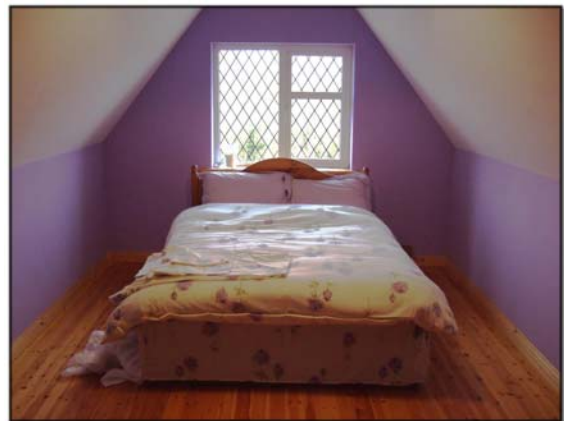
**Kitchen\Dining Room:** 4.39m x 5.96m (14.4ft x 19.55ft) Maple wooden wall & base units with tile surround, integrated cooker, microwave, fridge/freezer, hob with extractor fan. Ceramic tile flooring, TV point, French doors leading to rear garden

**Utility Room:** 2.01m x 3.7m (6.59ft x 12.14ft) Ceramic tile flooring, single drainer sink with tile surround, plumbed for washing machine / dryer. Door leading to rear garden

**Bathroom:** 3.54m x 2.25m (11.61ft x 7.38ft) Tiled floor to ceiling, white suite comprising of low level WC, sink with underneath storage. 'Triton' shower, window offering natural light & vent

**Bedroom 1:** 4.27m x 3.61m (14.01ft x 11.84ft) Carpeted flooring, built-in wardrobes, window overlooking rear garden

**Bedroom 2:** 3.59m x 3.49m (11.78ft x 11.45ft) Carpeted floor, built-in wardrobes



**Bedroom 3:** 3.41m x 3.57m (11.19ft x 11.71ft) Concrete flooring, window overlooking front garden

**Stairs to First Floor Landing:** Red deal stairs to landing, walk-in hotpress housing immersion

**Bedroom 4:** 4.41m x 5.69m (14.47ft x 18.67ft) Tongue & grooved wooden floor, telephone point, window overlooking front garden

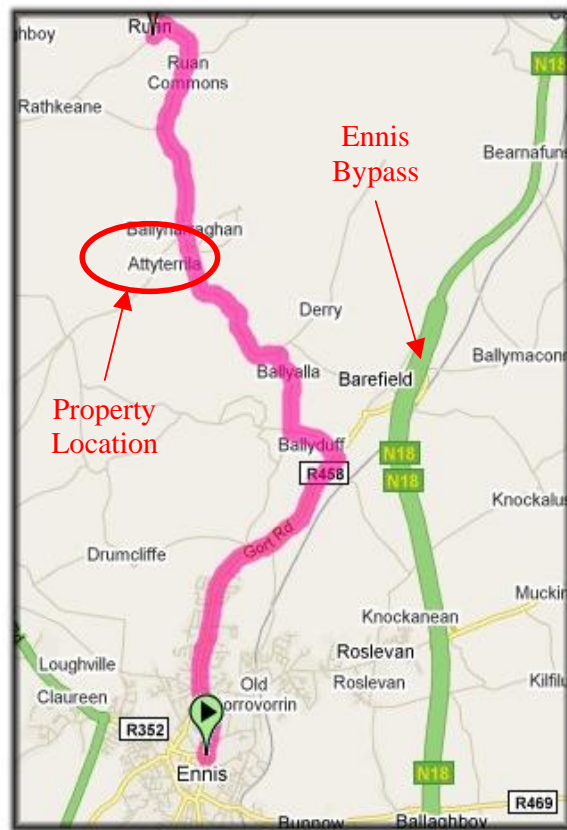
**Bedroom 5 (En-Suite):** 4.49m x 4.22m (14.73ft x 13.85ft) Tongue & grooved wooden flooring

**En-Suite:** 1.99m x 3.16m (6.53ft x 10.37ft) Tiled floor to ceiling, white suite comprising of low level WC, bath & sink with underneath storage, velux window

**Bedroom 6 En Suite:** 4.61m x 6.1m (15.12ft x 20.01ft) Tongue & grooved wooden floor, TV point. Walk-in wardrobe measuring 1.4m x 2.65m (4.59ft x 8.69ft)

**En-Suite:** 2.07m x 2.7m (6.79ft x 8.86ft) Room Features 15

**Outside:** Large garden with gravelled driveway and parking area. Detached garage



**Viewing by Appointment with Sole Selling Agent –  
Property Code: 2420**