



Maghera, Inagh, Co Clare.

Exceptional detached home on a large landscaped site presented in pristine condition

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- ❖ **6 bedrooms (1 En-Suite)**
- ❖ **Oil Fired Central Heating**
- ❖ **Large Landscaped Garden**
- ❖ **Stone Boundary Wall to Front**

Price: €330,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 4.42m x 9.89m (14.5ft x 32.45ft) Porcelain tiled floor

Reception Room: 4.17m x 5.07m (13.68ft x 16.63ft) Solid wood flooring, open fireplace with cast iron inset, cream wood surround & granite base. TV point, ceiling coving, window overlooking front garden

Kitchen: 4.49m x 4.6m (14.73ft x 15.09ft) Ceramic tile flooring, solid birch wall & base units with black granite worktop, single & half drainer sink with tiled splash back. Integrated dishwasher, fridge/freezer, electric oven & hob. Large island with granite worktop

Dining Room: 5.13m x 3.55m (16.83ft x 11.65ft) Solid wood flooring, french doors leading to garden

Utility Room: 2.5m x 2.23m (8.2ft x 7.32ft) Cream wall & base units, plumbed for washing machine, dryer. 'Firebird' oil burner. Hotpress housing immersion tank



Bedroom 1/Study: 3.32m x 3.93m (10.89ft x 12.89ft) Wooden floor, windows overlooking rear garden

Main Bathroom: 3.26m x 1.94m (10.7ft x 6.36ft) Tiled floor to ceiling, white suite comprising of low level WC, sink with underneath storage press and overhead light & mirror. Jacuzzi bath. Window offering natural light & vent.



Bedroom 2 En Suite: 3.85m x 4.5m (12.63ft x 14.76ft) Wooden floor, TV point, built-in wardrobes, window overlooking rear garden. Walk-in wardrobe measuring 2.18m x 1.56m (7.15ft x 5.12ft)



En-Suite: 1.66m x 2.11m (5.45ft x 6.92ft) Tiled floor to ceiling, white suite comprising low level WC, pedestal wash hand basin with overhead light & mirror. 'Triton' shower with sliding splash guard door, wall storage unit, window offering natural light

Bedroom 3: 4.49m x 3.24m (14.73ft x 10.63ft) Wooden floor, TV point, fitted wardrobes, window overlooking front garden



Bedroom 4: 2.72m x 3.27m (8.92ft x 10.73ft) Wooden floor, window overlooking front garden

Stairs to First Floor Landing: Wooden stairs to first floor landing, Velux window, pine timber ceiling with recess lights. Access to attic.

Bedroom 5/Office: 3.72m x 4.21m (12.2ft x 13.81ft) Wooden floor, TV & telephone point, velux window



Bedroom 6: 4.26m x 4.24m (13.98ft x 13.91ft) Chipboard flooring, velux window

Shower Room: 3.63m x 1.7m (11.91ft x 5.58ft)

Outside: Large landscaped garden and gravelled driveway



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2421**