



Crosses of Annagh, Miltown Malbay, Co Clare.

**Substantial 7 Bedroom Dormer property close
to the seaside town of Spanish Point**

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



- ❖ **7 Bedrooms (2 En-Suite)**
- ❖ **Oil Fired Central Heating**
- ❖ **Large 0.6 Acre Site**
- ❖ **Countryside & Sea Views**

Price: € 285,000

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

Entrance Hallway: 4.79m x 6.45m (15.72ft x 21.16ft) Laminated wooden floor, understairs storage, telephone point

Reception Room: 4.77m x 3.93m (15.65ft x 12.89ft) TV point, laminated flooring, window overlooking countryside & sea views, working feature fireplace with cast iron inset with timber surround

Kitchen/Dining Room: 3.84m x 6.03m (12.6ft x 19.78ft) Tiled flooring, pine wall & base units, dishwasher, fridge/freezer, 'Creda' cooker, splash back tiling, patio doors leading to rear garden

Utility Room: 3.25m x 1.51m (10.66ft x 4.95ft) Tiled flooring, pine wall & base units, plumbed for washing machine, 'firebird' burner, door leading to rear garden

Hallway: Hot-press housing immersion tank

Main Bathroom: 1.79m x 3.63m (5.87ft x 11.91ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin, bath, separate shower cubicle with PVC sliding door, window offering natural light & ventilation

Bedroom 1: 3.36m x 2.89m (11.02ft x 9.48ft) Laminated flooring, TV point

Bedroom 2: 2.83m x 3.39m (9.28ft x 11.12ft) Laminated flooring, TV point, window overlooking front garden

Bedroom 3 En Suite: 4m x 3.88m (13.12ft x 12.73ft) Laminated wooden flooring, TV point

En-Suite: 4m x 3.88m (13.12ft x 12.73ft) Plumbed for bathroom suite

Stairs to First Floor Landing: () Red deal stairs to landing.

Bedroom 4: 5.3m x 4.22m (17.39ft x 13.85ft) Laminated flooring, TV point, window overlooking countryside & sea views, velux window



Bedroom 5: 2.49m x 3.89m (8.17ft x 12.76ft) Laminated flooring, TV point, velux window

Bedroom 6: 3.57m x 2.2m (11.71ft x 7.22ft) Laminated flooring, velux window, TV point

Main Bathroom: 1.91m x 1.69m (6.27ft x 5.54ft) RoomFeatures15



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2423**

