

Cathedral Court, Ennis, Co. Clare

**Spacious 3 bedroom Ground Floor Apartment located
in one of Ennis' most sought after developments
within a minute's walking distance of the town
centre.**

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



- ❖ **3 Bedrooms (1 En-Suite)**
- ❖ **Fully Alarmed**
- ❖ **Electric Storage Heating**
- ❖ **All Furniture, Carpets, Curtains & Light Fittings Included**

Price: €135,000

ACCOMMODATION

Ground Floor

Entrance Hallway: 1.16m x 5.64m (3.81ft x 18.5ft) Carpeted flooring & storage heater. Alarm pad, telephone point & smoke detector.

Bedroom 1: 5.29m x 2.67m (17.36ft x 8.76ft) Carpeted flooring, fitted wardrobes, storage heater. Towel rail & chair. Double bed with 2 matching lockers.

Bedroom 2: 3.08m x 2.86m (10.1ft x 9.38ft) Carpeted flooring, stand alone wardrobe, 5 drawer tall boy, single bed & 2 matching lockers, chair. Hotpress.

Main Bathroom: 2.27m x 1.78m (7.45ft x 5.84ft) Laminated flooring. White suite comprising of low level WC, pedestal wash hand basin. Wall mounted toilet roll holder, wall mounted electric heater & large mirror. Bath with mixer taps & wall mounted shower.

Bedroom 3 En Suite: 2.87m x 3.95m (9.42ft x 12.96ft) Carpeted flooring, double bed & 2 matching lockers. Fitted wardrobe. Stand alone wardrobe & dressing table.

En-Suite: 1.68m x 1.45m (5.51ft x 4.76ft) Laminated flooring, partially tiled walls.

Extractor fan. White suite comprising of low level WV, pedestal wash hand basin with overhead cabinet with mirrored front. Shower cubicle with electric shower & white PVC splash guard doors.

Reception Room: 3.96m x 3.84m (12.99ft x 12.6ft) Carpeted flooring. Decorative ceiling coving & centre piece. Electric fire inset with black granite base & timber mantle piece. Sliding patio doors to rear garden. 2 double seater sofas & chair, cabinet, coffee table & corner display unit.





Kitchen\Dining Room: 2.66m x 4.09m (8.73ft x 13.42ft) Laminated flooring. Shaker style wall & base kitchen units, integrated electric hob, oven, extractor hood, fridge, washing machine & dishwasher. Single stainless steel sink & drainer with ceramic tile splash back & laminated work surfaces. Wall mounted towel rail. Table & 4 chairs.

Outside: Pebble stone back yard with block wall surround. Wooden garden shed.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2486**