

Victoria Court, Ennis, Co. Clare

**Charming family home offering spacious living
accommodation in a much sought after area of
Ennis Town**

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Property Plus**



- ❖ **4/5 Bedrooms**
- ❖ **South Facing Mature Landscaped Garden on Large Corner Site**
- ❖ **Central Vacuum System**
- ❖ **Easy Access to Ennis Bypass**
- ❖ **C. 5 minute walk into Ennis Town Centre**

Price: €249,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 3.67m x 1.93m (12.04ft x 6.33ft) Wooden flooring, radiator covers, fire alarm.

Study / Bedroom 1: 2.78m x 4.39m (9.12ft x 14.4ft) Solid wooden floors.

Reception Room: 3.94m x 5.91m (12.93ft x 19.39ft) Solid wooden floors. Cast iron fireplace with white timber surround & black marble base. Large bay window overlooking secluded front garden.



Kitchen\Dining Room: 6.19m x 4.59m (20.31ft x 15.06ft) Vinyl floor tiles. Timber wall & base kitchen units. Ceramic tile work top extends to breakfast bar. Single bowl stainless sink & drainer. Integrated hob, oven & extractor hood. Space for fridge freezer. Double doors to sun room.

Sun Room: 4.32m x 3.24m (14.17ft x 10.63ft) Solid wooden floors. Sliding door to rear garden.

Utility Room: 1.48m x 3.42m (4.86ft x 11.22ft) Fitted presses, space for washing machine, dryer & dishwasher. Ceramic tile flooring. Door (with cat flap) to rear garden



Downstairs WC: Ceramic tile flooring. White sanitary ware with antique gold fittings.

Stairs to First Floor Landing: 2.88m x 1.99m (9.45ft x 6.53ft) Strip carpet on stairs & landing. Velux window. Hotpress. 'Stira' stairs to attic which is floored & has light. Additional attic room with velux window.

Bedroom 2/Office: 2.82m x 2.67m (9.25ft x 8.76ft) Carpeted flooring.

Bedroom 3: 2.79m x 3.43m (9.15ft x 11.25ft) Carpeted flooring. Fitted wardrobes & wall mounted shelving.

Main Bathroom: 2.25m x 2.28m (7.38ft x 7.48ft) Solid wooden flooring. White sanitary ware with antique style fittings. Half panelled walls with wall mounted accessories. Bath with mixer taps & overhead shower. Tiled walls around bath.

Bedroom 4 (Master): 3.4m x 5.73m (11.15ft x 18.8ft) Solid wooden flooring, fitted wardrobes, large bay window.

Bedroom 5: 3.05m x 2.65m (10.01ft x 8.69ft) Solid wooden flooring, fitted wardrobes, TV point.

Outside: Tarmacadam front driveway. Lawned rear garden with mature shrubs & hedging.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2487**