



# College Grove, Ennis, Co Clare

**Superb 4 Bedroom detached home in a sought after location opposite St. Flannans College.**

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



- ❖ **4 Bedrooms (1 En-Suite)**
- ❖ **Finished to a high quality standard**
- ❖ **Newly painted inside and outside**
- ❖ **External walls and attic recently insulated**
- ❖ **Front and rear garden with mature shrubs and trees**
- ❖ **Convenient to the Shannon / Limerick Motorway**
- ❖ **Fully alarmed. Satellite Dish**

**Price: € 275,000**

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## ACCOMMODATION

### Ground Floor

**Entrance Hallway:** 4.79m x 2.27m (15.72ft x 7.45ft) Bright entrance hall. Carpeted flooring, dado railing & centre ceiling rose. Telephone point & alarm pad..

**Separate WC:** 0.77m x 1.77m (2.53ft x 5.81ft) Tiled floor to ceiling. Low level WC & vanity unit with wash hand basin.

**Reception Room:** 5.36m x 4.02m (17.59ft x 13.19ft) Bright room with red oak timber floor, new gas fire with mahogany & cast iron surround & tile inserts. Double doors leading to dining area. TV point.

**Dining Room:** 4.32m x 3.16m (14.17ft x 10.37ft) Tiled floor, sliding patio door opening onto rear garden.



**Kitchen:** 4.2m x 2.81m (13.78ft x 9.22ft) Fitted light oak wall & base units with ample laminated work surfaces, double drainer sink & tile splash back surround. Fitted extractor fan. Tiled flooring. Spotlights.

**Utility Room:** 3.62m x 2.74m (11.88ft x 8.99ft) Spacious utility room. Fitted units with single drainer sink, plumbed for washing machine & dryer. Tiled floor. Door leading to rear garden.



**Study:** 5.25m x 2.75m (17.22ft x 9.02ft) Pine timber flooring, decorative dado rail. Walls recently insulated.

**Stairs to First Floor Landing:** Carpeted stairs & landing. 'Stira' stairs to partially floored attic. Hotpress housing immersion tank.

**Bedroom 1:** 2.93m x 2.73m (9.61ft x 8.96ft) Timber floor and built-in wardrobes. Window overlooking rear garden.

**Bedroom 2 En Suite:** 3.54m x 3.79m (11.61ft x 12.43ft) Timber floor and built-in wardrobes. Telephone point. Window overlooking front garden.

**En-Suite:** 2.33m x 0.79m (7.64ft x 2.59ft) Tiled floor to ceiling. Suite comprising of low level WC, pedestal wash hand basin with overhead light/shaver point. Electric shower.

**Main Bathroom:** 2.34m x 1.74m (7.68ft x 5.71ft) Tiled floor to ceiling. White suite comprising of low level WC, vanity unit with wash hand basin, wall-mounted storage cabinet with shaver point and lighting. Bath with overhead electric shower.

**Bedroom 3:** 3.47m x 3.24m (11.38ft x 10.63ft) Timber floor and built-in wardrobes. Window overlooking rear garden.

**Bedroom 4:** 3.39m x 2.85m (11.12ft x 9.35ft) Timber floor and built-in wardrobes.

**Outside:** Tarmac front driveway. Secluded front & rear gardens with mature hedging and shrubs. Timber garden shed to the rear.



**Viewing by Appointment with Sole Selling Agent –  
Property Code: 2490**