

Carraig Dubh, Tobartescain, Ennis

Spacious semi-detached property located in a quiet cul-de-sac within minutes walk of Ennis town.

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- ❖ **4 Bedrooms (2 En-Suite)**
- ❖ **Oil Fired Central Heating**
- ❖ **Furniture & appliances included in sale**
- ❖ **Central location convenient to all major routes**

Price: €185,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 3.69m x 2.03m (12.11ft x 6.66ft) Ceramic tile flooring, telephone point.

Bedroom 1 En Suite: 4.19m x 2.47m (13.75ft x 8.1ft) Wooden floor, built-in wardrobe.

En-Suite: 0.79m x 2.51m (2.59ft x 8.23ft) Partially tiled. White suite comprising of low level WC, pedestal wash hand basin, shower cubicle with chrome sliding door.

Reception Room: 5.24m x 3.75m (17.19ft x 12.3ft) Wooden flooring, TV point, working feature fireplace with cast iron inset & timber surround, tile base. Ceiling coving, large window offering lots of natural light.

Kitchen/Dining Room: 3.45m x 5.99m (11.32ft x 19.65ft) Ceramic tile flooring, wooden wall & base units with single drainer sink & ample laminated work surfaces & tile splash back. Free standing 'Tricity Bendix' cooker & fridge / freezer. Sliding door leading to rear garden.

Utility Room: 2.48m x 1.88m (8.14ft x 6.17ft) Ceramic tile flooring. 'Bosch' washing machine, 'Tricity Bendix' clothes dryer. Access to attic space & door leading to rear garden.

Stairs to First Floor Landing: 2.03m x 2.75m (6.66ft x 9.02ft) Wooden stairs to first floor landing, wooden flooring on landing, hotpress housing immersion tank. Access to attic space.

Main Bathroom: 2.33m x 1.68m (7.64ft x 5.51ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin with overhead light. Bath with overhead 'Mira' electric shower & splash guard door. Window offering natural light & vent.



Bedroom 2: 3.76m x 3.52m (12.34ft x 11.55ft) Wooden flooring, window overlooking rear garden.

Bedroom 3 En Suite: 3.88m x 3.92m (12.73ft x 12.86ft) Wooden flooring. Built-in wardrobes.

En-Suite: 1.06m x 2.37m (3.48ft x 7.78ft) Tiled floor to ceiling. White suite comprising of low level WC, pedestal wash hand basin, shower cubicle housing 'Mira' electric shower with chrome sliding splash guard door.

Bedroom 4: 2.94m x 2.18m (9.65ft x 7.15ft) Wooden flooring, built-in wardrobe.

Outside: Tarmacadam front driveway & lawned front garden. Rear pebbled yard,



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2492**