

Carroweragh, Kilshanny, Co. Clare

**Beautifully finished property with panoramic
countryside views**

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



- ❖ **4 Bedrooms (1 En-Suite)**
- ❖ **Solid Wooden Flooring Throughout**
- ❖ **uPVC Double Glazed Doors & Windows**
- ❖ **Large c. 1 Acre Site**
- ❖ **Just 10 Minutes from the Coastal Town of Lahinch**

Price: €275,000

ACCOMMODATION

Ground Floor

Entrance Porch: 2.11m x 1.39m (6.92ft x 4.56ft) Tiled porch.

Entrance Hallway: 5.57m x 2.75m (18.27ft x 9.02ft) Solid wooden flooring, telephone point.

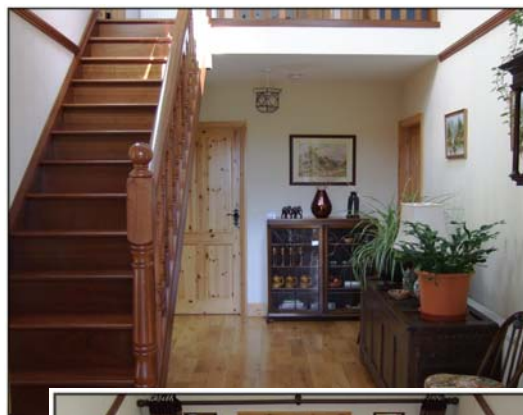
Reception Room: 4.33m x 5.27m (14.21ft x 17.29ft) Working feature fireplace with stone surround & base. TV point. Window overlooking front garden & countryside views.

Kitchen\Dining Room: 7.98m x 4.46m (26.18ft x 14.63ft) Solid wooden flooring. Wooden wall & base units, single & half drainer sink, laminated wood work surfaces with tile splash back surround. Plumbed for dishwasher. Oil stove in dining area. Double doors leading to sun room.



Sun Room: 4.13m x 3.83m (13.55ft x 12.57ft) Solid wooden flooring. French doors leading to rear garden. Two large windows overlooking the countryside.

Utility Room: 2.24m x 2.88m (7.35ft x 9.45ft) Ceramic tile flooring, plumbed for washing machine & dryer. Storage press. Door leading to rear garden.



Separate WC: 0.95m x 1.67m (3.12ft x 5.48ft) Ceramic tile flooring, white suite comprising of low level WC, pedestal wash hand basin with overhead shaver point & light. Window offering natural light.

Main Bathroom: 2.4m x 3.05m (7.87ft x 10.01ft) Partially tiled, solid wooden flooring. White suite comprising of low level WC, pedestal wash hand basin with overhead light. Jacuzzi bath with shower connection. Corner shower unit housing 'Mira' electric shower & chrome sliding splash guard door.

Bedroom 1: 3.02m x 4.08m (9.91ft x 13.39ft) Solid wooden flooring. Telephone point.

Stairs to First Floor Landing: 3.99m x 1.01m (13.09ft x 3.31ft) Mahogany stairs leading to first floor landing. Solid wooden flooring. Hotpress housing immersion tank, access to attic space.

Bedroom 2 En Suite: 4.28m x 6.23m (14.04ft x 20.44ft) Solid wooden flooring. Window overlooking countryside. Storage space.

En-Suite: 2.67m x 1.96m (8.76ft x 6.43ft) Partially tiled. Solid wooden flooring. White suite comprising of low level WC, pedestal wash hand basin with overhead light, bath with shower connection, velux window.

Bedroom 3: 3.07m x 3.14m (10.07ft x 10.3ft) Solid wooden flooring, storage space. Window overlooking countryside.

Bedroom 4: 4.45m x 25.84m (14.6ft x 84.78ft) Solid wooden flooring, storage space. Velux window.



Garage: Double garage with attic space.

Outside: Gravel driveway. Lawned front, side & rear garden with post & rail fencing.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2495**