

Liscullane, Corofin, Co. Clare

This spacious three bedroom bungalow standing on c. 1/2 acre site is situated c. 1 mile from Corofin Village.

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



- ❖ **3 Bedrooms (2 En-Suite)**
- ❖ **Recently Insulated**
- ❖ **Solid Wooden Floors Throughout**
- ❖ **Potential to Convert Attic Space (S.P.P.)**
- ❖ **Spacious Detached Garage**

Price: €240,000

ACCOMMODATION

Entrance Porch: 1.52m x 1.84m (4.99ft x 6.04ft) Tiled flooring. Wooden ceiling. Double doors leading to hallway.

Entrance Hallway: 2.99m x 4.05m (9.81ft x 13.29ft) Solid wooden flooring, telephone point, access to attic space, ceiling coving with centre rose.

Reception Room: 5.93m x 5.04m (19.46ft x 16.54ft) Solid wooden flooring, working feature fireplace with cast iron inset, granite base & wooden surround. TV point. Ceiling coving & centre rose, window overlooking countryside views.

Kitchen: 4.8m x 3.39m (15.75ft x 11.12ft) Solid wooden flooring. Green wall & base units, integrated oven & hob with overhead extractor fan, Single & half drainer sink, ample work surfaces with tile splash back surround.

Dining Room: 4.81m x 4.84m (15.78ft x 15.88ft) Solid wooden flooring, ceiling coving, dado rail. Solid fuel stove with back boiler, brick surround. Wall lights, telephone point. Built-in dresser unit. Patio door leading to patio area.

Utility Room: 1.39m x 3.27m (4.56ft x 10.73ft) Tiled flooring, plumbed for washing machine & dryer. Door leading to rear garden.

Separate WC: 1.35m x 1.42m (4.43ft x 4.66ft) Tiled flooring, low level WC, pedestal wash hand basin, window offering natural light. 'Firebird' oil burner.

Hallway: 7.37m x 1.3m (24.18ft x 4.27ft) Solid wooden flooring. Hot-press housing immersion tank





Bedroom 1: 3.74m x 3.64m (12.27ft x 11.94ft) Solid wooden flooring, ceiling coving, window overlooking rear garden.

Main Bathroom: 1.78m x 1.87m (5.84ft x 6.14ft) Partially tiled, white suite comprising of free standing bath, low level WC, pedestal wash hand basin. Window offering natural light & ventilation.

Bedroom 2 En Suite: 4.66m x 4.36m (15.29ft x 14.3ft) Solid wooden flooring. TV point. Window overlooking countryside views.

En-Suite: 2.02m x 1.65m (6.63ft x 5.41ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin & double shower with PVC sliding splash guard door.

Walk in Wardrobe: 2.49m x 1.27m (8.17ft x 4.17ft) Wooden flooring.

Bedroom 3 En Suite: 4.09m x 4.29m (13.42ft x 14.07ft) Wooden flooring, TV point. Ceiling coving, window overlooking rear garden.

En-Suite: 1.37m x 1.97m (4.49ft x 6.46ft) White suite comprising of low level WC, pedestal wash hand basin, shower cubicle housing 'Mira' electric shower, PVC sliding splash guard door. Window offering natural light & ventilation.

Outside: Pebbled driveway, patio area & large garden with a variety of shrubs & mature plants.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2557**