

'An Teach Bán', Ballyea, Ennis, Co Clare

This secluded property is located in a much sought after location with easy access to Ennis, Limerick and Shannon.

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



- ❖ **3 Bedrooms**
- ❖ **Oil Fired Central Heating**
- ❖ **Approx. 0.75 Acre Site**
- ❖ **Private Rural Location**

Price: €175,000

ACCOMMODATION

Entrance Hallway: 1.93m x 1.82m (6.33ft x 5.97ft) Vinyl flooring, pine wooden ceiling, recess lighting. Hot-press.

Separate WC: 2.43m x 1.25m (7.97ft x 4.1ft) Pine clad ceiling, vinyl floor tiles, pink bathroom suite comprising of low level WC & sunken wash hand basin with underneath storage.

Bedroom 1: 2.96m x 3.9m (9.71ft x 12.8ft) Carpeted flooring, pine clad ceiling with recess lighting.

Shower Room: 1.77m x 1.88m (5.81ft x 6.17ft) Vinyl flooring, pine clad ceiling & walls. White suite comprising of low level WC and pedestal wash hand basin. Shower unit which is wired for electric shower, extractor fan.

Bedroom 2 / Office: 2.95m x 2.42m (9.68ft x 7.94ft) Carpeted flooring, pine clad ceiling.

Kitchen/Dining Room: 6.61m x 3.55m (21.69ft x 11.65ft) Vinyl flooring, pine clad ceiling with recess lighting. Kitchen units with laminated work surfaces, 2 stainless steel sinks, integrated double oven & electric hob, breakfast bar. Glass door to utility. Double doors to rear patio with steps down to rear garden.

Utility Room: 3.07m x 3.67m (10.07ft x 12.04ft) Vinyl flooring, ceiling beams. Wall & base units with stainless steel sink & laminated work surfaces. Plumbed for washing machine, dryer & dishwasher. Access to rear & front gardens.

Reception Room: 4.47m x 6.89m (14.67ft x 22.6ft) Solid wooden flooring, solid fuel fireplace with brick surround floor to ceiling. Pine clad ceiling with recess lighting. Large picture window.



Mezzanine: 6.59m x 1.24m (21.62ft x 4.07ft) Timber slot stairs, ceiling beams. Carpeted flooring. Floor to ceiling shelving.

Bedroom 3: 3.37m x 2.49m (11.06ft x 8.17ft) Carpeted flooring. Built-in wardrobes. Ceiling beams on pine clad ceiling.



Main Bathroom: 2.62m x 3.12m (8.6ft x 10.24ft) Cork floor tiles, his & hers sinks with overhead wall mounted mirrors. Low level shaver point. Olive green bathroom suite comprising of low level WC & bath with mixer taps and overhead shower. Pine clad ceiling with recess lighting. Hot-press.

Bedroom 4: 4.37m x 3.63m (14.34ft x 11.91ft) Carpeted flooring, fitted wardrobes, step up to Mezzanine, French doors to balcony.



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2563**