



Cul Daire, Lissycasey, Co. Clare

Detached property in turn key condition located in the village of Lissycasey, approx 8 miles from Ennis town.

For information on mortgages contact Emer Deasy/Ann Marie Hartigan on 065-6844448.



- * Entrance Hallway
- * Reception Room
- * Family Room
- * Study
- * Kitchen/Dining Room
- * Sun Room/Formal Dining Room
- * Utility Room
- * Separate W.C.
- * 4 Bedrooms (1 En-suite)
- * Main Bathroom
- * Oil Fired Central Heating

Price: €330,000

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ACCOMMODATION

Ground Floor

Entrance Hallway:

1.07m x 7.08m (3.51ft x 23.23ft)

Solid yellow Birch wooden flooring; recess ceiling spotlights; telephone point.



Reception Room:

4.07m x 3.09m (13.35ft x 10.14ft)

Working feature fireplace; solid yellow Birch wooden flooring; picture railing; recess ceiling spotlights; television point.



Family Room: 3.05m x 4.03m (10.01ft x 13.22ft)

Recess ceiling spotlights; yellow Birch solid wooden flooring; working feature fireplace with piped gas provision.

Study: 3.09m x 3.04m (10.14ft x 9.97ft)

Solid yellow Birch wooden flooring; television point; telephone point; French doors leading to rear garden.



Kitchen\Dining Room:

3.09m x 4.07m (10.14ft x 13.35ft)

Fitted solid Cherry wall and base display units with polished granite work surfaces incorporating an island unit, full-length 'Siemens' fridge/freezer included.

'Siemens' dishwasher included, stainless steel range with gas hob and stainless steel extractor hood and splash back included. Belfast sink; porcelain tile flooring; open plan archway to sun room/formal dining area; recess ceiling spotlights.



Sun Room/Formal Dining:

Raised high ceiling with recess ceiling spotlights; Porcelain tile flooring incorporating feature design.

Utility Room: 2m x 2.09m (6.56ft x 6.86ft)

Fitted shaker style wall and base units; one and a half bowl single drainer sink; washing machine included; tiled flooring.

Separate WC: Suite comprising of low level WC and pedestal wash hand basin.

Stairs to First Floor Landing

Bedroom 1: 3.02m x 3.07m (9.91ft x 10.07ft)

Master Bedroom 2 (En-suite): 4.02m x 3.09m (13.19ft x 10.14ft)

Walk in wardrobe.

En Suite: 1.09m x 1.06m (3.58ft x 3.48ft)

Fully tiled suite comprising of low level WC, pedestal wash hand basin with overhead mirror included and panelled bath.

Bedroom 3:

3.03m x 3.05m (9.94ft x 10.01ft)



Bedroom 4:

3.06m x 2.3m (10.04ft x 7.55ft)

Main Bathroom:

2.07m x 2.09m (6.79ft x 6.86ft)

Fully tiled suite comprising of low level WC, pedestal wash hand basin with Chrome mixer tap and overhead wall mounted lighting, shower cubicle housing 'Mira' electric shower unit.

Garden:

* Lawned garden

* Fence surround non overlooked to the front and rear

* Steel storage shed included

**Viewing by Appointment with Sole Selling Agent –
Property Code: 317**