



Inis Clair, *Kildysart Road, Ennis,*

**4 Bed detached home in an exclusive new
development**

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Property Plus**



- ❖ **Close to schools, shops, etc**
- ❖ **Fully finished and furnished**
- ❖ **Gas Central Heating**
- ❖ **4 bedrooms (1 en-suite)**

Price: €225,000

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ACCOMMODATION

Ground Floor

Entrance Hallway: 4.62m x 2.06m (15.16ft x 6.76ft) Tiled flooring, red deal stairs leading to landing

Reception Room: 3.58m x 3.49m (11.75ft x 11.45ft) Wooden floor, cast iron fireplace with timber surround and granite base.

French doors leading to garden

Kitchen: 5.33m x 3.47m (17.49ft x 11.38ft) Shaker light walnut wall & base units, integrated 'Whirlpool' cooker & hob

Utility Room: 2.07m x 1.26m (6.79ft x 4.13ft) Plumbed for washing machine & dryer, door leading to rear garden

Separate WC: 2.07m x 1.38m (6.79ft x 4.53ft)

Tiled floor. Low level WC and pedestal wash hand basin

Reception Room 2: 2.97m x 6.86m (9.74ft x 22.51ft) Laminated wooden flooring, TV point. Window overlooking front & rear garden

First Floor Landing: 2.06m x 5.60 (6.76ft x 18.37ft) Tongue & grooved wooden floor, velux window. Hot-press housing immersion tank

Bedroom 1: 2.97m x 2.65m (9.74ft x 8.69ft) Tongue & grooved wooden floor, window overlooking rear garden

Main Bathroom: 2.48m x 1.67m (8.14ft x 5.48ft) Partially tiled, white suite comprising of low level WC, pedestal wash hand basin, bath with 'Triton' shower, splash guard door. Velux window

Bedroom 2: 3.28m x 3.07m (10.76ft x 10.07ft) Tongue & grooved wooden floor, built-in wardrobes, window overlooking rear garden, TV point, Velux window

Bedroom 3 En Suite: 3.47m x 3.59m (11.38ft x 11.78ft) Tongue & grooved wooden floor, TV point. Door leading to walk-in wardrobe (1.06m x 1.33m)

En-Suite: 1.92m x 1.97m (6.3ft x 6.46ft) Partially tiled, white suite comprising of low level WC and pedestal wash hand basin. 'Triton' shower with PVC sliding door, window offering natural light & vent

Bedroom 4: 2.95m x 3.34m (9.68ft x 10.96ft) Tongue & wooden floor. TV point, window overlooking front driveway



**Viewing by Appointment with Sole Selling Agent –
Property Code: 832**